



## City Council

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

# 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, April 24, 2024

6:30 p.m.

Council Chambers | Building 2

10601 Magnolia Ave • Santee, CA 92071

## TO WATCH LIVE:

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

[www.cityofsanteeca.gov](http://www.cityofsanteeca.gov)

## IN-PERSON ATTENDANCE

Members of the public who wish to view the Council Meeting live, can watch the live taping of the Council meeting in the Council Chambers on the meeting date and time listed above.

## 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 Dustin Trotter – District 4  
Council Member Rob McNelis – District 1  
Council Member Ronn Hall – District 2  
Council Member Laura Koval – District 3

**LEGISLATIVE INVOCATION:** Carlton Oaks Baptist Church – Craig Barnett

**PLEDGE OF ALLEGIANCE**

**CONSENT CALENDAR:**

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

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full, of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (3) **Approval of the Expenditure of \$81,261.52 for March 2024 Legal Services. (Finance – Jennings)**
- (4) **Adoption of a Resolution Initiating Proceedings and Ordering the Preparation of an Engineer’s Report for the FY 2024-25 Santee Roadway Lighting District Annual Levy of Assessments; Finding the Action is Statutorily Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to State CEQA Guidelines Section 15262 (Feasibility and Planning Studies). (Finance – Jennings)**
- (5) **Adoption of a Resolution Initiating Proceedings and Ordering the Preparation of an Engineer’s Report for the FY 2024-25 Town Center Landscape Maintenance District Annual Levy of Assessments; Finding the Action is Statutorily Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to State CEQA Guidelines Section 15262 (Feasibility and Planning Studies). (Finance – Jennings)**



- (6) Adoption of a Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2024-25 Santee Landscape Maintenance District Annual Levy of Assessments; Finding the Action is Statutorily Exempt from the California Environmental Quality Act ("CEQA") Pursuant to State CEQA Guidelines Section 15262 (Feasibility and Planning Studies). (Finance – Jennings)
- (7) Adoption of a Resolution Approving the City of Santee Investment Policy and Delegating Authority to the City Treasurer, and Finding the Action is Not a Project Subject to the California Environmental Quality Act ("CEQA"). (Finance – Jennings)
- (8) Adoption of a Resolution Accepting the Citywide Slurry Seal and Roadway Maintenance Program 2023 (CIP 2023-06) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act ("CEQA"). (Engineering – Schmitz)
- (9) Adoption of a Resolution Accepting the City Hall Painting and Wood Repairs (CIP 2023-34) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act ("CEQA"). (Engineering – Schmitz)
- (10) Adoption of a Resolution Authorizing the Purchase of 15 Batteries for APX 8000 All-Band Portable Radios from Motorola Solutions, Inc. per County of San Diego Regional Communications System Contract No. 553982. (Fire – Matsushita)

**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:**

- (11) A Public Hearing to Adopt a Resolution Approving the Program Year 2024 Annual Action Plan and Authorizing the City Manager to Submit a Grant Application for Community Development Block Grant (CDBG) Funds to the Department of Housing and Urban Development (HUD) and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Planning & Building – Sawa)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Adopt the Resolution approving the Program Year 2024 Annual Action Plan and authorizing the City Manager to submit the grant application to HUD.

- (12) Public Hearing for a Tentative Map (TM2017-1), Development Review Permit (DR2017-1) and Mitigated Negative Declaration (AEIS2017-8) for a Proposed 17-Lot Residential Subdivision with 14 Single-Family Homes on an Undeveloped 27.35-Acre Property Located at the Southern Terminus of Tyler Street in the Low Density Residential (R-1) and Park/Open Space (P/OS) Zones. (Applicant: Mark Steve). (Planning & Building – Sawa)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Adopt Mitigated Negative Declaration AEIS2017-8 and the Mitigation Monitoring and Reporting Program as complete and in compliance with the provisions of CEQA per the Resolution and authorize filing a Notice of Determination; and
3. Adopt the Resolution approving Tentative Map TM2017-1; and
4. Adopt the Resolution approving Development Review Permit DR2017-1.

**NEW BUSINESS:**

- (13) Proposed Support for the Blue Envelope Program Operated by the San Diego Sheriff’s Department. (City Manager – Best)**

Recommendation:

The City Council should consider the request and provide staff direction.

**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:**

**ADJOURNMENT:**





BOARDS, COMMISSIONS & COMMITTEES  
APRIL & MAY MEETINGS

Apr	04	SPARC	Council Chamber
Apr	08	Community Oriented Policing Committee	Council Chamber
Apr	10	Council Meeting	Council Chamber
Apr	24	Council Meeting	Council Chamber
May	02	SPARC	Council Chamber
May	08	Council Meeting	Council Chamber
May	13	Community Oriented Policing Committee	Council Chamber
May	22	Council Meeting	Council Chamber

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

**For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City’s website at [www.CityofSanteeCA.gov](http://www.CityofSanteeCA.gov).**

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



**MEETING DATE** April 24, 2024

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

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

**SUMMARY**

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

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

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

**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** April 24, 2024

**ITEM TITLE** APPROVAL OF PAYMENT OF DEMANDS

**DIRECTOR/DEPARTMENT** *for* Heather Jennings, Finance *EB*

**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** *EB for HS*

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

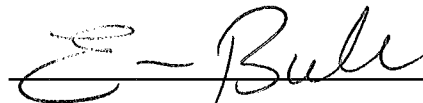


Payment of Demands  
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/03/24	Accounts Payable	\$ 269,977.57
04/03/24	Accounts Payable	133,391.01
04/04/24	Accounts Payable	266,777.65
04/04/24	Payroll	457,112.42
04/05/24	Accounts Payable	43,091.66
04/05/24	Accounts Payable	27,652.45
04/08/24	Accounts Payable	214,024.85
04/09/24	Accounts Payable	152,090.99
04/10/24	Accounts Payable	<u>213,585.40</u>

TOTAL \$1,777,704.00

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.

  
 \_\_\_\_\_  
 for Heather Jennings, Director of Finance

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04/03/2024 12:56:34PM

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136097	4/3/2024	15008 AETNA	ACID 10075		REFUND - AMBULANCE BILLING	494.16
					<b>Total :</b>	<b>494.16</b>
136098	4/3/2024	10292 ALL STAR FIRE EQUIPMENT INC	254321		SAFETY APPAREL	818.99
					<b>Total :</b>	<b>818.99</b>
136099	4/3/2024	10633 ALL STAR GLASS INC	1308571	54423	VEHICLE REPAIR	526.42
					<b>Total :</b>	<b>526.42</b>
136100	4/3/2024	14929 ARTHUR J. GALLAGHER RISK	5075077		SLEMSA PUBLIC OFFICIALS LIABIL	8,261.93
					<b>Total :</b>	<b>8,261.93</b>
136101	4/3/2024	10412 AT&T	301053963; APR24		MAST PARK	149.80
					<b>Total :</b>	<b>149.80</b>
136102	4/3/2024	10516 AWARDS BY NAVAJO	0324141	54351	NAME TAGS	106.68
					<b>Total :</b>	<b>106.68</b>
136103	4/3/2024	12951 BERRY, BONNIE	April 1, 2024		RETIREE HEALTH PAYMENT	91.00
					<b>Total :</b>	<b>91.00</b>
136104	4/3/2024	10023 BUILDERS FENCE COMPANY INC	1996984	54424	FENCING MATERIALS & SUPPLIES	100.93
					<b>Total :</b>	<b>100.93</b>
136105	4/3/2024	13990 C.P. RICHARDS SIGNS, INC.	64187	54356	VEHICLE ID MAGNETS	502.94
					<b>Total :</b>	<b>502.94</b>
136106	4/3/2024	10032 CINTAS CORPORATION 694	4186114311	54635	MISC. RENTAL SERVICE	88.54
					<b>Total :</b>	<b>88.54</b>
136107	4/3/2024	15152 COAR DESIGN GROUP	22176	54666	NEW FIRE STATION AT CITY OPER	59,375.00
					<b>Total :</b>	<b>59,375.00</b>
136108	4/3/2024	14996 COMMUNITY HEALTH GROUP (CA CAI	ACID 6102		REFUND - AMBULANCE BILLING	377.13
					<b>Total :</b>	<b>377.13</b>
136109	4/3/2024	10268 COOPER, JACKIE	April 1, 2024		RETIREE HEALTH PAYMENT	91.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136109	4/3/2024	10268 10268 COOPER, JACKIE	(Continued)			<b>Total : 91.00</b>
136110	4/3/2024	10711 COUNTY OF SAN DIEGO	2024REG_COP-16 2024SDR_WMA 0004	54680 54680	STORMWATER SHARED COSTS SD RIVER WATER QUALITY MONIT	15,340.00 36,014.00 <b>Total : 51,354.00</b>
136111	4/3/2024	10333 COX COMMUNICATIONS	063453006; MAR24 112256001; MAR24		9534 VIA ZAPADOR 9130 CARLTON OAKS DR	97.43 96.53 <b>Total : 193.96</b>
136112	4/3/2024	12655 DELL MARKETING LP	10736647782	54627	AZURE WEBSITE HOSTING	415.19 <b>Total : 415.19</b>
136113	4/3/2024	12438 DIESEL PRINT CO LLC	3375	54503	MILITARY SEAL & HOMETOWN HEI	2,335.50 <b>Total : 2,335.50</b>
136114	4/3/2024	11295 DOKKEN ENGINEERING	45654	52440	CUYAMACA RIGHT TURN POCKET	2,600.00 <b>Total : 2,600.00</b>
136115	4/3/2024	14926 EAGLES POINT SECURITY INC	19535	54366	SPECIAL EVENT SECURITY	90.00 <b>Total : 90.00</b>
136116	4/3/2024	14675 EAST COUNTY TRANSITIONAL	20240308C	54681	ARPA FUNDED - HOMELESS SHEL	5,040.00 <b>Total : 5,040.00</b>
136117	4/3/2024	10251 FEDERAL EXPRESS	8-453-32724		FEDEX SHIPPING CHARGES	42.34 <b>Total : 42.34</b>
136118	4/3/2024	10368 FIREWORKS & STAGE FX AMERICA	22038	54699	FIREWORKS AMERICA	17,500.00 <b>Total : 17,500.00</b>
136119	4/3/2024	12120 GEOCON INCORPORATED	124010256	54531	GEOTECHNICAL REVIEW - PALISA	370.00 <b>Total : 370.00</b>
136120	4/3/2024	10065 GLOBAL POWER GROUP INC	94681 94682 94697	54414 54414 54414	GENERATOR MAINT & REPAIRS GENERATOR MAINT & REPAIRS GENERATOR MAINT & REPAIRS	774.90 774.90 774.90

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136120	4/3/2024	10065 10065 GLOBAL POWER GROUP INC	(Continued)			<b>Total : 2,324.70</b>
136121	4/3/2024	15220 GOCHENOUR, JASON	03132024		EMPLOYEE REIMBURSEMENT	250.00
						<b>Total : 250.00</b>
136122	4/3/2024	14321 GREATMATS.COM CORPORATION	1692305	54668	RUBBER SWING MATS	2,717.29
						<b>Total : 2,717.29</b>
136123	4/3/2024	15217 HEALTH EXCEL IPA	ACID 5740 ACID 6426		REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING	288.30 377.60
						<b>Total : 665.90</b>
136124	4/3/2024	15013 HEALTH NET OF CA (CAID HMO)	ACID 4370		REFUND - AMBULANCE BILLING	1,065.12
						<b>Total : 1,065.12</b>
136125	4/3/2024	15013 HEALTHNET OF CA (CARE HMO)	ACID 6167		REFUND - AMBULANCE BILLING	141.88
						<b>Total : 141.88</b>
136126	4/3/2024	15218 HUBBARD, MARY	ACID 7594		REFUND - AMBULANCE BILLING	250.00
						<b>Total : 250.00</b>
136127	4/3/2024	15015 KAISER NORTH PERMANENTE	ACID 7594		REFUND - AMBULANCE BILLING	967.11
						<b>Total : 967.11</b>
136128	4/3/2024	15015 KAISER SOUTH (CARE HMO)	ACID 11336		REFUND - AMBULANCE BILLING	566.88
						<b>Total : 566.88</b>
136129	4/3/2024	15015 KAISER NORTH (CARE HMO)	ACID 6254		REFUND - AMBULANCE BILLING	150.00
						<b>Total : 150.00</b>
136130	4/3/2024	10204 LIFE ASSIST INC	1414264 1414582 1414781 1414955	54377 54377 54377 54377	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	2,870.12 638.98 91.05 398.10
						<b>Total : 3,998.25</b>
136131	4/3/2024	10174 LN CURTIS AND SONS	INV800228	54436	FIREFIGHTING EQUIPMENT	2,142.38

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136131	4/3/2024	10174 10174 LN CURTIS AND SONS	(Continued)			<b>Total : 2,142.38</b>
136132	4/3/2024	15225 LONG, CHERYL L	April 1, 2024		RETIREE HEALTH PAYMENT	91.00
						<b>Total : 91.00</b>
136133	4/3/2024	15137 MDG ASSOCIATES INC	18327	54686	CDBG PROGRAM ADMINISTRATIO	695.50
						<b>Total : 695.50</b>
136134	4/3/2024	10765 MEI, MENJIE	3272024		MILEAGE REIMBURSEMENT	133.62
						<b>Total : 133.62</b>
136135	4/3/2024	15159 MODIVCARE	ACID 2152		REFUND - AMBULANCE BILLING	1,093.52
			ACID 2812		REFUND - AMBULANCE BILLING	167.90
			ACID 6845		REFUND - AMBULANCE BILLING	1,097.07
			ACID 8820		REFUND - AMBULANCE BILLING	941.53
						<b>Total : 3,300.02</b>
136136	4/3/2024	15062 MOLINA (CAID HMO)	ACID 10554		REFUND - AMBULANCE BILLING	1,065.12
						<b>Total : 1,065.12</b>
136137	4/3/2024	10416 NATIONAL PETROLEUM INC	414361	54692	VEHICLE SUPPLIES	1,359.03
						<b>Total : 1,359.03</b>
136138	4/3/2024	13369 NATIONWIDE MEDICAL	IN34087	54383	EMS SUPPLIES	918.10
						<b>Total : 918.10</b>
136139	4/3/2024	12904 PAT DAVIS DESIGN GROUP INC	7707	54338	SPRING BROCHURE/GUIDE PROD	5,250.00
						<b>Total : 5,250.00</b>
136140	4/3/2024	15219 PETERS, ORVILLE	ACID 6480		REFUND - AMBULANCE BILLING	235.00
						<b>Total : 235.00</b>
136141	4/3/2024	10278 RAMSEY, JOAN	April 1, 2024		RETIREE HEALTH PAYMENT	91.00
						<b>Total : 91.00</b>
136142	4/3/2024	12237 RAYON, KYLE	April 1, 2024		RETIREE HEALTH PAYMENT	91.00
						<b>Total : 91.00</b>

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136143	4/3/2024	10096 ROGER DANIEL'S ALIGN & BRAKE	60015	54392	VEHICLE REPAIR PART	327.24
					<b>Total :</b>	<b>327.24</b>
136144	4/3/2024	11756 ROMERO, TONY	03122024		EMPLOYEE REIMBURSEMENT	650.00
					<b>Total :</b>	<b>650.00</b>
136145	4/3/2024	10407 SAN DIEGO GAS & ELECTRIC	04229703218; MAR24 22373580042; MAR24 43940205509; MAR24 85097421694; MAR24		STREET LIGHTS TRAFFIC SIGNALS LMD CITY HALL GROUP BILL	31,292.48 7,474.20 2,818.26 8,708.42
					<b>Total :</b>	<b>50,293.36</b>
136146	4/3/2024	12988 SANTANA NATIONAL LITTLE LEAGUE	2004841.001 2004842.001		REFUND OF NONRES PLAYER FEE REFUND OF RESIDENT PLAYER FE	915.00 1,740.00
					<b>Total :</b>	<b>2,655.00</b>
136147	4/3/2024	13171 SC COMMERCIAL, LLC	2597180-IN 2599677-IN	54395 54395	DELIVERED FUEL DELIVERED FUEL	316.22 671.19
					<b>Total :</b>	<b>987.41</b>
136148	4/3/2024	10110 SECTRAN SECURITY INC	24030593	54445	FY 23/24 ARMORED CAR TRANSPC	171.42
					<b>Total :</b>	<b>171.42</b>
136149	4/3/2024	13206 SHARP BUSINESS SYSTEMS	9004688906	54519	SHARP JAN 2023 + OCT-DEC OVG:	2,547.16
					<b>Total :</b>	<b>2,547.16</b>
136150	4/3/2024	15037 SHARP REES-STEALY MEDICAL GROU	ACID 5850 ACID 8245		REFUND - AMBULANCE BILLING REFUND - AMBULANCE BILLING	3,233.00 3,274.00
					<b>Total :</b>	<b>6,507.00</b>
136151	4/3/2024	15155 STANLEY STEEMER	1542360 1542361	54688 54688	UPHOLSTERY CLEANING UPHOLSTERY CLEANING	457.00 3,490.00
					<b>Total :</b>	<b>3,947.00</b>
136152	4/3/2024	10217 STAPLES ADVANTAGE	3561877577	54499	PRINTER SUPPLIES	101.73
					<b>Total :</b>	<b>101.73</b>
136153	4/3/2024	14381 TAQUIZAS JOSE	601023	54726	CATERING FOR HMH-462 EVENT	2,095.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136153	4/3/2024	14381 14381 TAQUIZAS JOSE	(Continued)			<b>Total : 2,095.00</b>
136154	4/3/2024	10250 THE EAST COUNTY	00140079		CLERK OFFICE PUBLICATION	276.50
						<b>Total : 276.50</b>
136155	4/3/2024	12480 UNITED SITE SERVICES	114-13786401	54339	PORTABLE TOILET AND FENCE RE	352.58
			114-13787107	54339	PORTABLE TOILET	117.52
			114-13789284	54339	PORTABLE TOILET AND FENCE RE	232.55
			114-13801192	54339	PORTABLE TOILET AND FENCE RE	654.00
			114-13802492	54339	PORTABLE TOILETS	628.38
			114-13802493	54339	PORTABLE TOILET AND FENCE RE	268.10
			114-13803916	54339	PORTABLE TOILET AND FENCE RE	352.58
			114-13811719	54339	VAULT TOILET SERVICE	400.00
			INV-4093499	54339	PORTABLE TOILET	155.54
			INV-4161175	54339	PORTABLE TOILET AND FENCE RE	155.54
						<b>Total : 3,316.79</b>
136156	4/3/2024	10136 WEST COAST ARBORISTS INC	211776	54456	URBAN FORESTRY MANAGEMENT	2,017.00
			211777	54456	URBAN FORESTRY MANAGEMENT	428.00
						<b>Total : 2,445.00</b>
136157	4/3/2024	14687 WEX BANK	95717999		FLEET CARD FUELING	14,099.55
						<b>Total : 14,099.55</b>
136158	4/3/2024	12930 WILLIAMS, ROCHELLE	April 1, 2024		RETIREE HEALTH PAYMENT	91.00
						<b>Total : 91.00</b>
136159	4/3/2024	12641 WITTORFF, VICKY DENISE	April 1, 2024		RETIREE HEALTH PAYMENT	31.00
						<b>Total : 31.00</b>
136160	4/3/2024	11449 WOODSIDE PROPERTIES LLC	021488		BUSINESS LICENSE REFUND	41.00
						<b>Total : 41.00</b>
<b>64 Vouchers for bank code :</b>		ubgen				<b>Bank total : 269,977.57</b>
<b>64 Vouchers in this report</b>						<b>Total vouchers : 269,977.57</b>

vchlist  
04/03/2024 12:56:34PM

Voucher List  
CITY OF SANTEE

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: Juan M  
Date: 4.3.24  
Approved by: Buh  
Date: 4-3-24





vchlist  
04/04/2024 2:03:43PM

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
31401	4/3/2024	10956 FRANCHISE TAX BOARD	April Retiree PPE 03/27/24		CA STATE TAX WITHHELD CA STATE TAX WITHHELD	46.00 33,093.41
					<b>Total :</b>	<b>33,139.41</b>
31432	4/3/2024	10955 DEPARTMENT OF THE TREASURY	April Retiree PPE 03/27/24		FEDERAL WITHHOLDING TAX FED WITHHOLDING & MEDICARE	211.00 100,040.60
					<b>Total :</b>	<b>100,251.60</b>
<b>2 Vouchers for bank code : ubgen</b>						<b>Bank total : 133,391.01</b>
<b>2 Vouchers in this report</b>						<b>Total vouchers : 133,391.01</b>

Prepared by:   
 Date: 4.4.24  
 Approved by:   
 Date: 4-18-24

vchlist  
04/04/2024 1:00:56PM

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136161	4/4/2024	12724 AMERICAN FIDELITY ASSURANCE	D704311		VOLUNTARY LIFE INS-AM FIDELITY	4,378.92
					<b>Total :</b>	<b>4,378.92</b>
136162	4/4/2024	12903 AMERICAN FIDELITY ASSURANCE CO	2353905		FLEXIBLE SPENDING ACCOUNT	3,243.53
					<b>Total :</b>	<b>3,243.53</b>
136163	4/4/2024	10334 CHLIC	3337301		HEALTH INSURANCE	236,842.05
					<b>Total :</b>	<b>236,842.05</b>
136164	4/4/2024	14458 METROPOLITAN LIFE INSURANCE	80782666		DENTAL INSURANCE	14,525.54
					<b>Total :</b>	<b>14,525.54</b>
136165	4/4/2024	10785 RELIANCE STANDARD LIFE	April 2024		VOLUNTARY LIFE INSURANCE	434.54
					<b>Total :</b>	<b>434.54</b>
136166	4/4/2024	10424 SANTEE FIREFIGHTERS	PPE 3/27/24		DUES/PEC/BENEVOLENT/BC EXP	4,586.21
					<b>Total :</b>	<b>4,586.21</b>
136167	4/4/2024	10776 STATE OF CALIFORNIA	PPE 3/27/24		WITHHOLDING ORDER	449.53
					<b>Total :</b>	<b>449.53</b>
136168	4/4/2024	10776 STATE OF CALIFORNIA	PPE 3/27/24		WITHHOLDING ORDER	429.69
					<b>Total :</b>	<b>429.69</b>
136169	4/4/2024	10001 US BANK	PPE 03/27/24		PARS RETIREMENT	1,135.80
					<b>Total :</b>	<b>1,135.80</b>
136170	4/4/2024	14600 WASHINGTON STATE SUPPORT	PPE 3/27/24		WITHHOLDING ORDER	751.84
					<b>Total :</b>	<b>751.84</b>
<b>10 Vouchers for bank code : ubgen</b>						<b>Bank total : 266,777.65</b>
<b>10 Vouchers in this report</b>						<b>Total vouchers : 266,777.65</b>

vchlist  
04/04/2024 1:00:56PM

Voucher List  
CITY OF SANTEE

Bank code : ubqen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: Juan M  
Date: 4.4.24  
Approved by: E. Bick  
Date: 4-4-24

PyBatch  
04/02/2024 1:10:46PM

Payroll Processing Report  
CITY OF SANTEE  
3/14/2024 to 3/27/2024-1 Cycle b

EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					roth	78,176.96	8,869.14						
					sb-1		84.63						
					sb-3		69.85						
					sffa		3,499.62						
					sffapc		944.70						
					st1cs3	92,842.30	2,785.30	-2,785.30					
					st2cs3	14,997.96	449.94	-449.94					
					texlif		249.71						
					vaccpr		603.25						
					vaccpt		223.51						
					vcanpr		320.41						
					vcanpt		90.25						
					vgcipt		88.70						
					vghipr		15.56						
					vision	15,534.53	553.07						
					voladd		18.43						
					voldis		230.59						
					vollad				217.25				
					vollif		217.28						
<b>Grand Totals</b>	15,793.00		713,799.90				256,687.48	320,297.59					

<b>Gross:</b>	713,799.90
<b>Net:</b>	457,112.42

<< No Errors / 13 Warnings >>


*Handwritten notes:*  
 KA 2/2/24  
 EB 4/2/24  
 PPE 3/27/24  
 Paydate 4/4/24

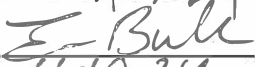
vchlist  
04/05/2024 9:58:21AM

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
6010238	4/5/2024	14704 457 MISSIONSQUARE	PPE 3/27/24		ICMA - 457	38,085.98	
						<b>Total :</b>	<b>38,085.98</b>
6577781	4/5/2024	14705 RHS MISSIONSQUARE	PPE 03/27/24		RETIREE HSA	5,005.68	
						<b>Total :</b>	<b>5,005.68</b>
<b>2 Vouchers for bank code : ubqen</b>						<b>Bank total :</b>	<b>43,091.66</b>
<b>2 Vouchers in this report</b>						<b>Total vouchers :</b>	<b>43,091.66</b>

Prepared by:   
Date: 4-9-24

Approved by:   
Date: 4-10-24

vchlist  
04/11/2024 4:39:56PM

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
146456	4/5/2024	10482 TRISTAR RISK MANAGEMENT	120010		WORKERS COMP LOSSES; MAR24	27,652.45	
<b>Total :</b>						<b>27,652.45</b>	
1 Vouchers for bank code : ubgen						<b>Bank total :</b>	<b>27,652.45</b>
1 Vouchers in this report						<b>Total vouchers :</b>	<b>27,652.45</b>

Prepared by: 

Date: 4.11.24

Approved by: 

Date: 4/12/24

vchlist  
04/11/2024 4:47:17PM

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
507492	4/8/2024	14942 CA DEPT OF HEALTH CARE SERVICE	177020		DHCS SLEMSA	214,024.85

Total : 214,024.85

1 Vouchers for bank code : ubgen

Bank total : 214,024.85

1 Vouchers in this report

Total vouchers : 214,024.85

Prepared by: J. [Signature]

Date: 4.11.24

Approved by: [Signature]

Date: 4/12/24

vchlist  
04/10/2024 12:09:47PM

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
3244	4/9/2024	10353 PERS	03 24 4		RETIREMENT PAYMENT	152,090.99
<b>Total :</b>						<b>152,090.99</b>
1 Vouchers for bank code : ubgen						<b>Bank total : 152,090.99</b>
1 Vouchers in this report						<b>Total vouchers : 152,090.99</b>

Prepared by:                     *J. Smith*                      
Date:                     4-10-24                      
Approved by:                     *E. Bule*                      
Date:                     4-10-24



vchlist  
04/10/2024 3:21:36PM

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136171	4/10/2024	11139 ACE UNIFORMS, LLC - SAN DIEGO	SD0167553	54631	CLASS B UNIFORMS	118.37
					<b>Total :</b>	<b>118.37</b>
136172	4/10/2024	10010 ALLIANT INSURANCE SERVICES INC	03312024		SPECIAL EVENT INSURANCE 1ST (	3,373.02
					<b>Total :</b>	<b>3,373.02</b>
136173	4/10/2024	10010 AIS TRUST ACCOUNT NEWPORT	2603942		BUNNY TRAIL EVENT INSURANCE	692.00
					<b>Total :</b>	<b>692.00</b>
136174	4/10/2024	10262 AUSTIN, ROY	04012024		RETIREE HEALTH INSURANCE	1,720.85
					<b>Total :</b>	<b>1,720.85</b>
136175	4/10/2024	10023 BUILDERS FENCE COMPANY INC	1997994	54424	FENCING MATERIALS & SUPPLIES	23.34
					<b>Total :</b>	<b>23.34</b>
136176	4/10/2024	12349 CHOICE LOCKSMITHING	031124SHP	54483	LOCKSMITH SERVICES	466.56
					<b>Total :</b>	<b>466.56</b>
136177	4/10/2024	10032 CINTAS CORPORATION 694	4186826138 4186888322	54635 54635	MISC SHOP RENTALS STATION SUPPLIES	72.31 52.01
					<b>Total :</b>	<b>124.32</b>
136178	4/10/2024	12328 CINTAS CORP. #2	5202912935	54538	FIRST-AID KIT SERVICE	186.55
					<b>Total :</b>	<b>186.55</b>
136179	4/10/2024	10039 COUNTY MOTOR PARTS COMPANY INC	610882	54427	VEHICLE SUPPLIES	185.95
					<b>Total :</b>	<b>185.95</b>
136180	4/10/2024	10234 COUNTY OF SAN DIEGO	02462-1982-RI-2024	54626	GENERATOR AIR POLLUTION CON	600.00
					<b>Total :</b>	<b>600.00</b>
136181	4/10/2024	10839 COUNTY OF SAN DIEGO	208335		STATE SURCHARGE	10.00
					<b>Total :</b>	<b>10.00</b>
136182	4/10/2024	10333 COX COMMUNICATIONS	038997401; APR24		9951 RIVERWALK DR	57.00
					<b>Total :</b>	<b>57.00</b>

vchlist  
04/10/2024 3:21:36PM

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136183	4/10/2024	11929 ENGINEERING NEWS RECORD	1107018177-24		ENR ANNUAL SUBSCRIPTION REN	149.99
					<b>Total :</b>	<b>149.99</b>
136184	4/10/2024	14446 ENTERPRISE FM TRUST	STMT 282938A-040324		VEHICLE LEASING PROGRAM	9,504.99
					<b>Total :</b>	<b>9,504.99</b>
136185	4/10/2024	10251 FEDERAL EXPRESS	8-460-45959		FEDEX SHIPPING CHARGES	71.16
					<b>Total :</b>	<b>71.16</b>
136186	4/10/2024	10009 FIRE ETC	187935	54370	FIREFIGHTING EQUIPMENT	2,217.50
					<b>Total :</b>	<b>2,217.50</b>
136187	4/10/2024	10708 FOURNIER, JESSE	03242024		EMPLOYEE REIMBURSEMENT	147.50
					<b>Total :</b>	<b>147.50</b>
136188	4/10/2024	10065 GLOBAL POWER GROUP INC	94807	54414	GENERATOR MAINT & REPAIRS	774.90
					<b>Total :</b>	<b>774.90</b>
136189	4/10/2024	10066 GLOBALSTAR USA LLC	000000067113949		SATELLITE PHONE SERVICE	104.94
					<b>Total :</b>	<b>104.94</b>
136190	4/10/2024	14459 HMC GROUP	173198	53747	SANTEE COMMUNITY CENTER	61,404.25
					<b>Total :</b>	<b>61,404.25</b>
136191	4/10/2024	10301 HORSMAN AUTOMOTIVE	29734	54372	VEHICLE REPAIR	159.59
					<b>Total :</b>	<b>159.59</b>
136192	4/10/2024	10272 JENKINS, CARROLL	04012024		RETIREE HEALTH INSURANCE	3,625.88
					<b>Total :</b>	<b>3,625.88</b>
136193	4/10/2024	13247 JOHNSON, DOUGLAS	04012024		RETIREE HEALTH INSURANCE	1,048.20
					<b>Total :</b>	<b>1,048.20</b>
136194	4/10/2024	12200 LESLIE'S SWIMMING POOL	00386-02-075968	54533	FOUNTAIN MAINTENANCE SUPPLII	236.57
					<b>Total :</b>	<b>236.57</b>
136195	4/10/2024	10204 LIFE ASSIST INC	1416252	54377	EMS SUPPLIES	19.36
			1416856	54377	EMS SUPPLIES	1,242.33

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Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136195	4/10/2024	10204 LIFE ASSIST INC	(Continued)			
			1416875	54377	EMS SUPPLIES	36.30
			1417238	54377	EMS SUPPLIES	36.30
			1417239	54377	EMS SUPPLIES	24.20
			1417507	54377	EMS SUPPLIES	122.84
					<b>Total :</b>	<b>1,481.33</b>
136196	4/10/2024	10458 MIRACLE RECREATION EQUIPMENT	873128	54674	TCCPE PLAYGROUND REPAIRS	1,994.01
					<b>Total :</b>	<b>1,994.01</b>
136197	4/10/2024	10507 MITEL LEASING	980085703	980086806	MITEL VOICEMAIL LICENSES	400.00
					<b>Total :</b>	<b>400.00</b>
136198	4/10/2024	15097 MOHAWK COMMERCIAL INC	C1921106	54638	STATION 5 FLOORING	12,825.12
			M1904950	54638	STATION 5 FLOORING	10,096.09
					<b>Total :</b>	<b>22,921.21</b>
136199	4/10/2024	14470 MW STEELE GROUP INC	2200-20	53741	SANTEE ART & ENTERTAINMENT C	3,927.50
			2200HAP-11	53741	HAP - HOUSING ACCELERATION P	28,301.25
			2200SGIP-11	53741	SGIP - SMART GROWTH INCENTIV	27,608.75
					<b>Total :</b>	<b>59,837.50</b>
136200	4/10/2024	10308 O'REILLY AUTO PARTS	2968-127078	54384	CREDIT ON ACCOUNT	-43.10
			2968-209851	54384	VEHICLE REPAIR PARTS	56.65
					<b>Total :</b>	<b>13.55</b>
136201	4/10/2024	10093 PLAYPOWER LT FARMINGTON INC	1400281770		PLAYGROUND REPLACEMENT PAF	858.52
					<b>Total :</b>	<b>858.52</b>
136202	4/10/2024	10101 PROFESSIONAL MEDICAL SUPPLY	FDSANTEEE4-02/29/24	54443	OXYGEN CYLINDER RENTAL	627.19
			FDSANTEEE5-02/29/24	54443	OXYGEN CYLINDER RENTAL	90.00
					<b>Total :</b>	<b>717.19</b>
136203	4/10/2024	12062 PURETEC INDUSTRIAL WATER	2157427	54508	DEIONIZED WATER SERVICE	184.22
					<b>Total :</b>	<b>184.22</b>
136204	4/10/2024	10095 RASA	5787	54512	MAP CHECK - CAMERON PROSPE	875.00

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04/10/2024 3:21:36PM

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136204	4/10/2024	10095 10095 RASA	(Continued)			<b>Total : 875.00</b>
136205	4/10/2024	14889 RIDENOW SOCAL	51349	54702	VEHICLE OUTFITTING	3,349.46
						<b>Total : 3,349.46</b>
136206	4/10/2024	10552 SAFEWAY SIGN COMPANY	56258	54703	CITY STREET NAME SIGNS	143.33
						<b>Total : 143.33</b>
136207	4/10/2024	10424 SANTEE FIREFIGHTERS	06222023		WEARING APPAREL	60.00
						<b>Total : 60.00</b>
136208	4/10/2024	13171 SC COMMERCIAL, LLC	2602316-IN 2603944-IN	54395 54395	DELIVERED FUEL DELIVERED FUEL	422.99 867.61
						<b>Total : 1,290.60</b>
136209	4/10/2024	14038 SINGH GROUP INC	42634 42635	54459 54459	DEAD ANIMAL REMOVAL SERVICE DEAD ANIMAL REMOVAL SERVICE	1,751.28 1,751.28
						<b>Total : 3,502.56</b>
136210	4/10/2024	12223 SITEONE LANDSCAPE SUPPLY LLC	138687288-001 138910093-001 139217205-001	54420 54697 54420	IRRIGATION PARTS HERBICIDE & ANTIFOAM IRRIGATION PARTS	164.96 4,982.29 60.51
						<b>Total : 5,207.76</b>
136211	4/10/2024	14884 SPECIALTY DOORS + AUTOMATION	54684S	54723	STATION SUPPLIES	2,976.00
						<b>Total : 2,976.00</b>
136212	4/10/2024	10217 STAPLES ADVANTAGE	3561944920	54402	OFFICE SUPPLIES - P&B, E	74.46
						<b>Total : 74.46</b>
136213	4/10/2024	10741 TARGET SPECIALTY PRODUCTS	INVP501431620		MATERIALS & SUPPLIES	931.28
						<b>Total : 931.28</b>
136214	4/10/2024	10250 THE EAST COUNTY	00140231 00140302 140322-140324		NOTICE OF PUBLICATION - PUBLIC NOTICE OF PUBLIC HEARING - SU ADVERTISING	189.00 199.50 920.50
						<b>Total : 1,309.00</b>

vchlist  
04/10/2024 3:21:36PM

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
136215	4/10/2024	10482 TRISTAR RISK MANAGEMENT	116761	54564	FY 23/24 CLAIMS SERVICES	10,750.00
<b>Total :</b>						<b>10,750.00</b>
136216	4/10/2024	10550 UNIFORMS PLUS INC	3152024 3162024	54497 54460	CLASS A UNIFORM CLASS B UNIFORMS	821.06 1,637.80
<b>Total :</b>						<b>2,458.86</b>
136217	4/10/2024	12480 UNITED SITE SERVICES	114-13819230	54339	PORTABLE TOILET RENTAL	268.10
<b>Total :</b>						<b>268.10</b>
136218	4/10/2024	11194 USAFACT INC	4033298		BACKGROUND CHECKS	140.87
<b>Total :</b>						<b>140.87</b>
136219	4/10/2024	10475 VERIZON WIRELESS	9958837330		WIFI SERVICE	1,077.41
<b>Total :</b>						<b>1,077.41</b>
136220	4/10/2024	12510 ZERO WASTE USA	701666		DOG WASTE BAGS	969.75
<b>Total :</b>						<b>969.75</b>
136221	4/10/2024	10318 ZOLL MEDICAL CORPORATION	90098602	54713	EMS EQUIPMENT SERVICE	2,790.00
<b>Total :</b>						<b>2,790.00</b>
<b>51 Vouchers for bank code : ubgen</b>						<b>Bank total : 213,585.40</b>
<b>51 Vouchers in this report</b>						<b>Total vouchers : 213,585.40</b>

Prepared by: *[Signature]*  
 Date: 4.10.24  
 Approved by: *[Signature]*  
 Date: 4/10/24

**MEETING DATE**            April 24, 2024

**ITEM TITLE**    **APPROVAL OF THE EXPENDITURE OF \$81,261.52 FOR MARCH 2024 LEGAL SERVICES**

**DIRECTOR/DEPARTMENT**   Heather Jennings, Finance

**SUMMARY**

Legal services invoices proposed for payment for the month of March 2024 total \$81,261.52 as follows:

1) General Retainer Services	\$ 17,026.00
2) Labor & Employment	6,352.50
3) Litigation & Claims	9,278.24
4) Special Projects - General Fund	22,308.80
5) Special Projects – Other Funds	6,106.98
6) Third-Party Reimbursable Projects	<u>20,189.00</u>
Total	<u>\$ 81,261.52</u>

**FINANCIAL STATEMENT**

Account Description: Legal Services

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 811,300.00	
Revised Budget	906,300.00	
Prior Expenditures	(520,665.38)	
Current Request	(54,965.54)	\$ 330,669.08
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 95,000.00	
Revised Budget	95,000.00	
Prior Expenditures	(50,311.00)	
Current Request	(6,106.98)	\$ 38,582.02

**CITY ATTORNEY REVIEW**    N/A    Completed

**RECOMMENDATION** *MSB*

Approve the expenditure of \$81,261.52 for March 2024 legal services and reimbursable costs.

**ATTACHMENTS**

1. Legal Services Billing Summary March 2024
2. Legal Services Billing Recap FY 2023-24



**LEGAL SERVICES BILLING SUMMARY  
MARCH 2024**

Attachment 1

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer <b>1001.00.1201.51020</b>	\$ 17,026.00 <u>17,026.00</u>	991473	
Labor & Employment: Labor & Employment <b>1001.00.1201.51020</b>	<u>6,352.50</u> <b>6,352.50</b>	991459	
Litigation & Claims: Litigation & Claims	687.50	991450	
Affordable Housing Coalition of San Diego County	978.00	991461	
Allan Family Trust Litigation	137.50	991454	
Parcel 4 Litigation	2,860.45	991452	
Schaeffer Receivership	3,514.34	991464	
Sky Ranch Potential Homeowner/HOA Litigation <b>1001.00.1201.51020</b>	<u>1,100.45</u> <b>9,278.24</b>	991448	
Special Projects (General Fund): Community Oriented Policing	11,243.30	991444	
Annual Municipal Code Update	2,805.00	991447	
CEQA Special Advice	440.00	991468	
Water Quality	275.00	991451	
General Elections	2,200.00	991469	
Entertainment District	440.00	991446	
Parcel 4 Hotel	275.00	991470	
Housing Element	275.00	991462	
Advanced Records Center Services for PRA	258.00	991463	
Cannabis	3,135.00	991465	
Surplus Land Act/Real Property Special Advice <b>1001.00.1201.51020</b>	<u>962.50</u> <b>22,308.80</b>	991453	
Mobile Home Rent Control Commission	1,981.98	991460	<b>2901.04.4106.51020</b>
Cuyamaca Street Right-of-Way Acquisition	907.50	991457	<b>cip71402.30.05</b>
SLEMSA JPA	3,217.50	991466	<b>5505.00.1901.51020</b>
	<u>6,106.98</u>		
MSCP Subarea Plan	5,304.00	991455	<b>spp1702a.10.05</b>
Redevelopment of Carlton Oaks Golf Course	6,405.60	991458	<b>cup1906a.10.05</b>
Slope Street Subdivision	163.20	991443	<b>tm20001a.10.05</b>
Palisade Warehouse	734.40	991449	<b>dr23002a.10.05</b>
Super Star Car Wash	1,053.80	991475	<b>cup2302a.10.05</b>
Summit Townhomes	367.20	991476	<b>tm23003a.10.05</b>
Extra Space Storage	4,202.40	991445	<b>cup2401a.10.05</b>
City Ventures Cottonwood and Park	1,958.40	991477	<b>tm24001a.10.05</b>
	<u>20,189.00</u>		
<b>Total</b>	<u>\$ 81,261.52</u>		

**LEGAL SERVICES BILLING RECAP**  
**FY 2023-24**

Attachment 2

<u>Category</u>	<u>Adopted Budget</u>	<u>Revised Budget</u>	<u>Previously Spent Year to Date</u>	<u>Available Balance</u>	<u>Current Request Mo./Yr.</u>	<u>Amount</u>
<b>General Fund:</b>						
General / Retainer	\$ 206,310.00	\$ 206,310.00	\$ 136,615.70	\$ 69,694.30	Mar-24	\$ 17,026.00
Labor & Employment	60,000.00	60,000.00	55,537.64	4,462.36	Mar-24	6,352.50
Litigation & Claims	50,000.00	75,000.00	82,849.90	(7,849.90)	Mar-24	9,278.24
Special Projects	<u>494,990.00</u>	<u>564,990.00</u>	<u>245,662.14</u>	<u>319,327.86</u>	Mar-24	<u>22,308.80</u>
Total	<u>\$ 811,300.00</u>	<u>\$ 906,300.00</u>	<u>\$ 520,665.38</u>	<u>\$ 385,634.62</u>		<u>\$ 54,965.54</u>
 <b>Other City Funds:</b>						
MHFP Commission	\$ 10,000.00	\$ 10,000.00	\$ 3,382.50	\$ 6,617.50	Mar-24	\$ 1,981.98
Capital Projects	75,000.00	75,000.00	38,815.00	36,185.00	Mar-24	907.50
SLEMSA JPA	<u>10,000.00</u>	<u>10,000.00</u>	<u>8,113.50</u>	<u>1,886.50</u>	Mar-24	<u>3,217.50</u>
Total	<u>\$ 95,000.00</u>	<u>\$ 95,000.00</u>	<u>\$ 50,311.00</u>	<u>\$ 44,689.00</u>		<u>\$ 6,106.98</u>
 <b>Third-Party Reimbursable:</b>						
Total			<u>\$ 96,137.20</u>			<u>\$ 20,189.00</u>

**Total Previously Spent to Date**  
**FY 2023-24**

General Fund	\$ 520,665.38
Other City Funds	50,311.00
Applicant Deposits or Grants	<u>96,137.20</u>
<b>Total</b>	<u><b>\$ 667,113.58</b></u>

**Total Proposed for Payment**

General Fund	\$ 54,965.54
Other City Funds	6,106.98
Applicant Deposits or Grants	<u>20,189.00</u>
<b>Total</b>	<u><b>\$ 81,261.52</b></u>



**MEETING DATE** April 24, 2024

**ITEM TITLE** RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2024-25 SANTEE ROADWAY LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS; FINDING THE ACTION IS STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO STATE CEQA GUIDELINES SECTION 15262 (FEASIBILITY AND PLANNING STUDIES)

**DIRECTOR/DEPARTMENT** Heather Jennings, Finance

**SUMMARY**

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

The funding of street light energy, maintenance and administrative costs for both Zone A and Zone B have been obtained from two sources: (1) an ad valorem property tax designated for street lighting purposes (Zone A), (2) and a special benefit assessment (Zone B). It is estimated that 20 new lights will be added within SRLD in FY 2024-25.

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

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step of approving the proposed engineer's report, declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the May 22, 2024 City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the June 26, 2024 City Council meeting.

**FINANCIAL STATEMENT** *EB for HJ*

Funding for the preparation of the engineer's report is included in the FY 2023-24 Santee Roadway Lighting District Zone "B" adopted budget.

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

**RECOMMENDATION**

Adopt the resolution to initiate proceedings and order the preparation of an engineer's report.

**ATTACHMENT** *MJB*

Resolution (w/Exhibits – Assessment Diagram)



**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2024-25 SANTEE ROADWAY LIGHTING  
DISTRICT ANNUAL LEVY OF ASSESSMENTS; FINDING THE ACTION IS  
STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY  
ACT ("CEQA") PURSUANT TO STATE CEQA GUIDELINES SECTION 15262  
(FEASIBILITY AND PLANNING STUDIES)**

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

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2024; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, a map showing the boundaries of the areas of assessment for the above referenced fiscal year, said map showing and further describing in general the areas of the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, it is estimated that 20 new lights will be added within the District in FY 2024-25; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels; and

**WHEREAS**, the initiation of proceedings and preparation of the Report is not a project subject to CEQA pursuant to State CEQA Guidelines section 15378, as it involves an administrative and fiscal activity of government. Alternatively, even if preparation of the Report is considered a "project" under CEQA, it is statutorily exempt pursuant to State CEQA Guidelines section 15262 (feasibility and planning studies) as it involves a planning study for future action, will not result in adverse environmental impacts, and does not bind the City to future action.

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

**RESOLUTION NO.**

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

**SECTION 2.** That the map, entitled **SANTEE ROADWAY LIGHTING DISTRICT**, as submitted to this City Council, showing the boundaries of the proposed area to be assessed and the areas of the improvements to be maintained, is hereby approved, and a copy thereof shall be on file in the Office of the City Clerk and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**SECTION 3.** That the maintenance work within the areas proposed to be assessed shall be the maintenance or servicing, or both, of any facilities that are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

**SECTION 4.** That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the provisions of the Law.

**SECTION 5.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this City Council for its consideration pursuant to sections 22623 and 22624 of the Streets and Highways Code.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of April, 2024 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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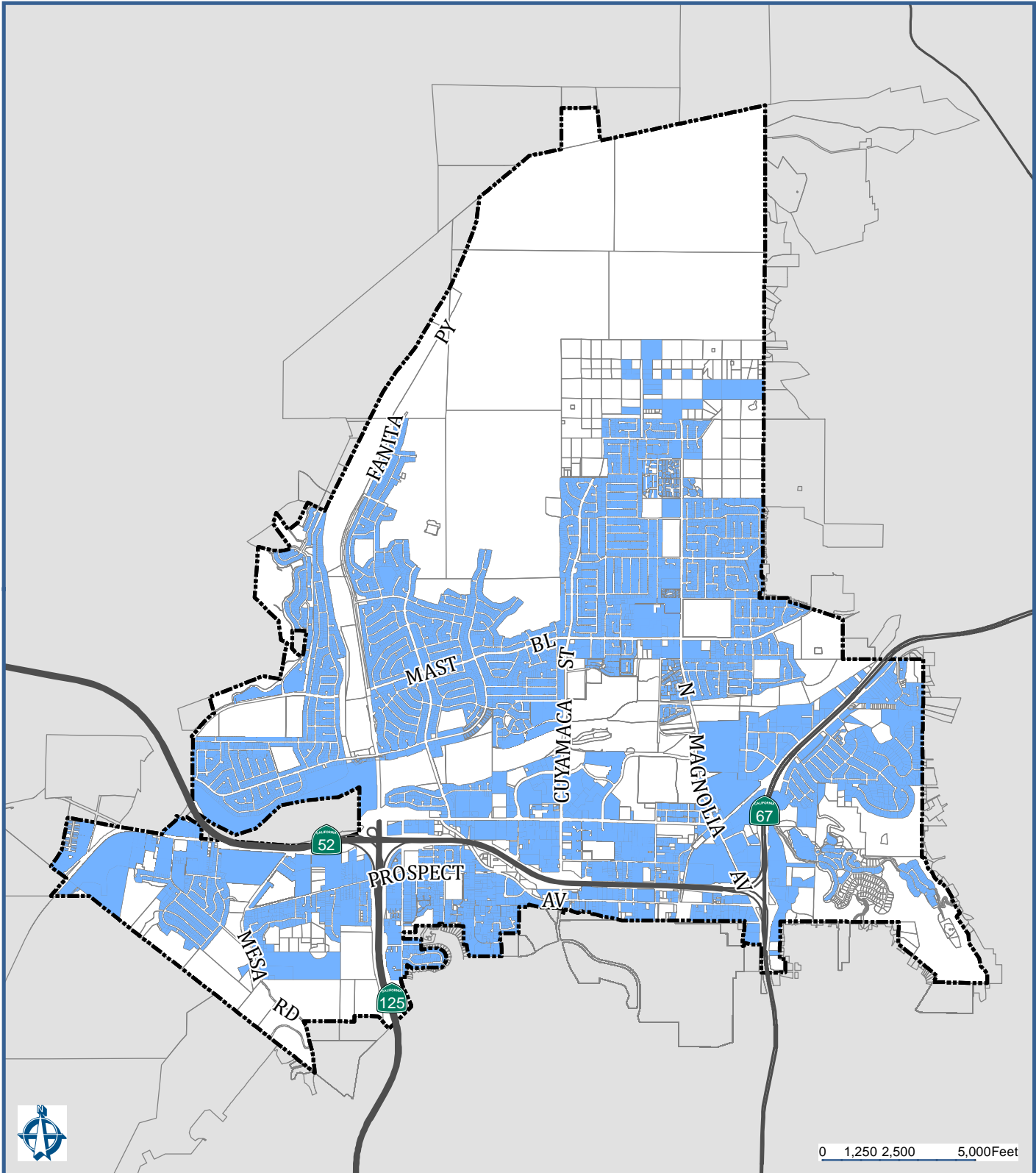
**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE FAGAN ORTIZ, CMC, CITY CLERK**



EXHIBIT A: Vicinity Map



# CITY OF SANTEE ASSESSMENT DIAGRAM

## SANTEE ROADWAY LIGHTING DISTRICT

EXHIBIT A

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

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



**MEETING DATE** April 24, 2024

**ITEM TITLE** RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2024-25 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS; FINDING THE ACTION IS STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO STATE CEQA GUIDELINES SECTION 15262 (FEASIBILITY AND PLANNING STUDIES)

**DIRECTOR/DEPARTMENT** Heather Jennings, Finance

**SUMMARY**

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

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

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step of approving the proposed engineer's report, declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the May 22, 2024, City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the June 26, 2024, City Council meeting.

**FINANCIAL STATEMENT** *EB for HJ*

Funding for the preparation of the engineer's report is included in the FY 2023-24 adopted budget for each zone of the Town Center Landscape Maintenance District.

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

**RECOMMENDATION**

Adopt the resolution to initiate proceedings and order the preparation of an engineer's report.

**ATTACHMENT** *MSB*

Resolution (w/Exhibits – Assessment Diagrams)



**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2024-25 TOWN CENTER LANDSCAPE  
MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS; FINDING THE  
ACTION IS STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL  
QUALITY ACT ("CEQA") PURSUANT TO STATE CEQA GUIDELINES SECTION 15262**

**WHEREAS**, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2024; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, diagrams, copies of which are attached hereto and by this reference incorporated herein, showing the boundaries of the areas of assessment for the above referenced fiscal year, said diagrams showing and further describing in general the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, there are no proposed new improvements or any substantial changes in existing improvements; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels; and

**WHEREAS**, the initiation of proceedings and preparation of the Report is not a project subject to CEQA pursuant to State CEQA Guidelines section 15378, as it involves an administrative and fiscal activity of government. Alternatively, even if preparation of the Report is considered a "project" under CEQA, it is statutorily exempt pursuant to State CEQA Guidelines section 15262 (feasibility and planning studies) as it involves a planning study for future action, will not result in adverse environmental impacts, and does not bind the City to future action.

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

**RESOLUTION NO.**

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

**SECTION 2.** That diagrams, entitled **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** as submitted to this City Council, showing the boundaries of the proposed areas to be assessed and showing the improvements to be maintained, are hereby approved, and copies thereof shall be on file in the City Clerk's Office and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**SECTION 3.** That the maintenance work within the area proposed to be assessed shall be the maintenance or servicing, or both, of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

**SECTION 4.** There are no proposed new improvements or any substantial changes to existing improvements.

**SECTION 5.** That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the provisions of the Law.

**SECTION 6.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this City Council for its consideration pursuant to sections 22623 and 22624 of the Streets and Highways Code.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of April 2024 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

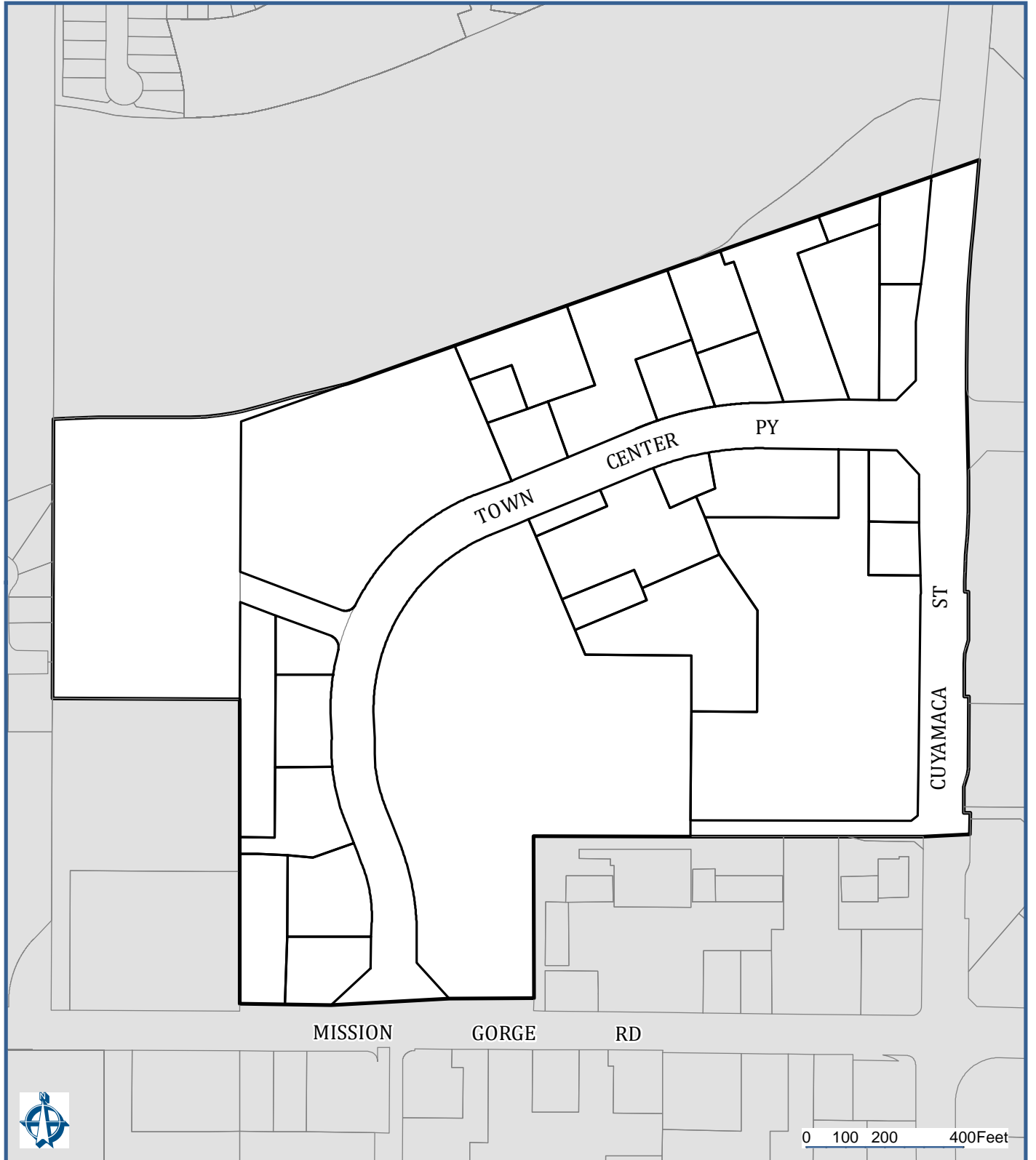
**APPROVED:**

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

**ATTEST:**

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

EXHIBITS A-D: Vicinity Maps (Diagrams)



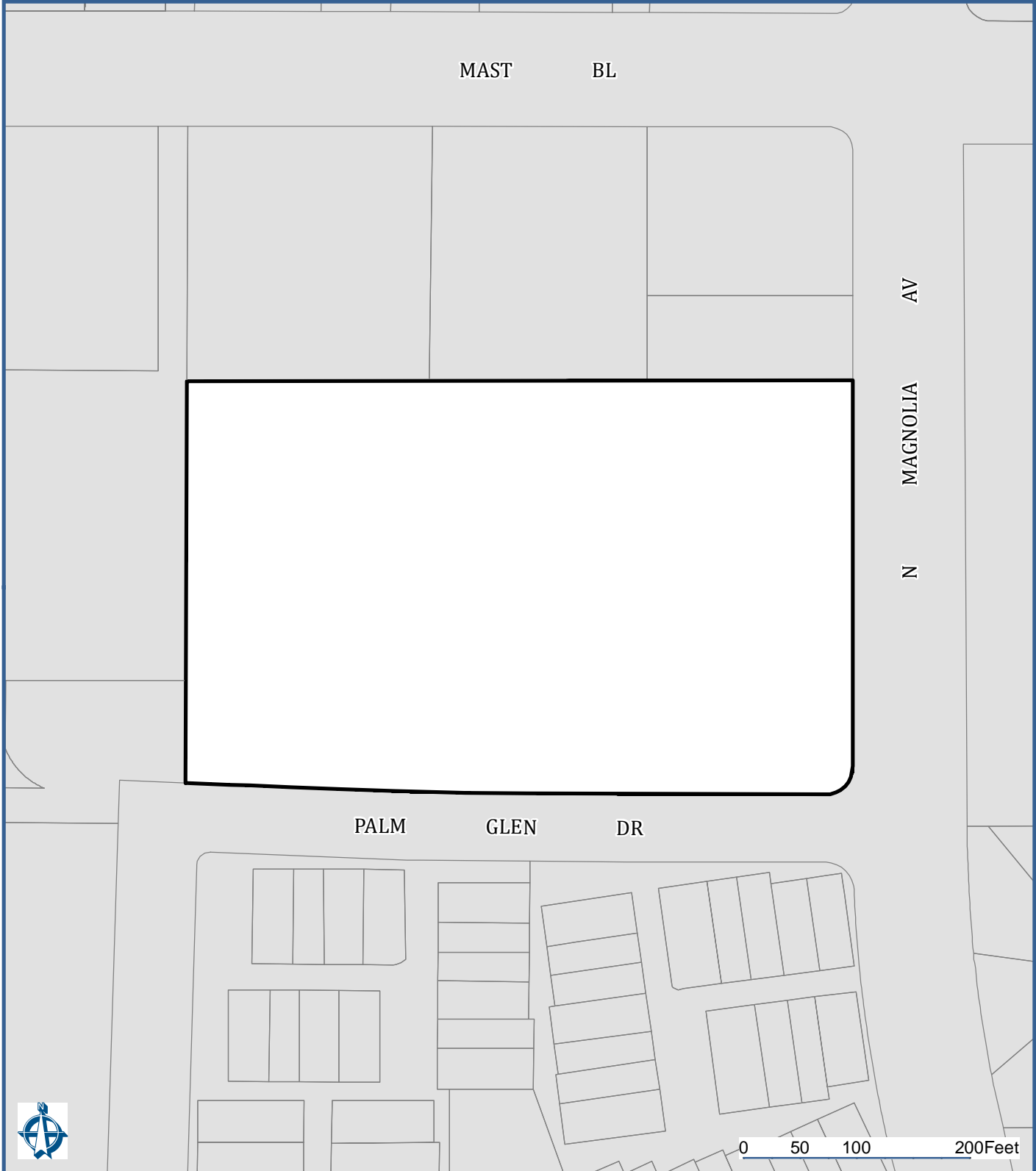
# CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT

ZONE A  
(TOWN CENTER)  
EXHIBIT A





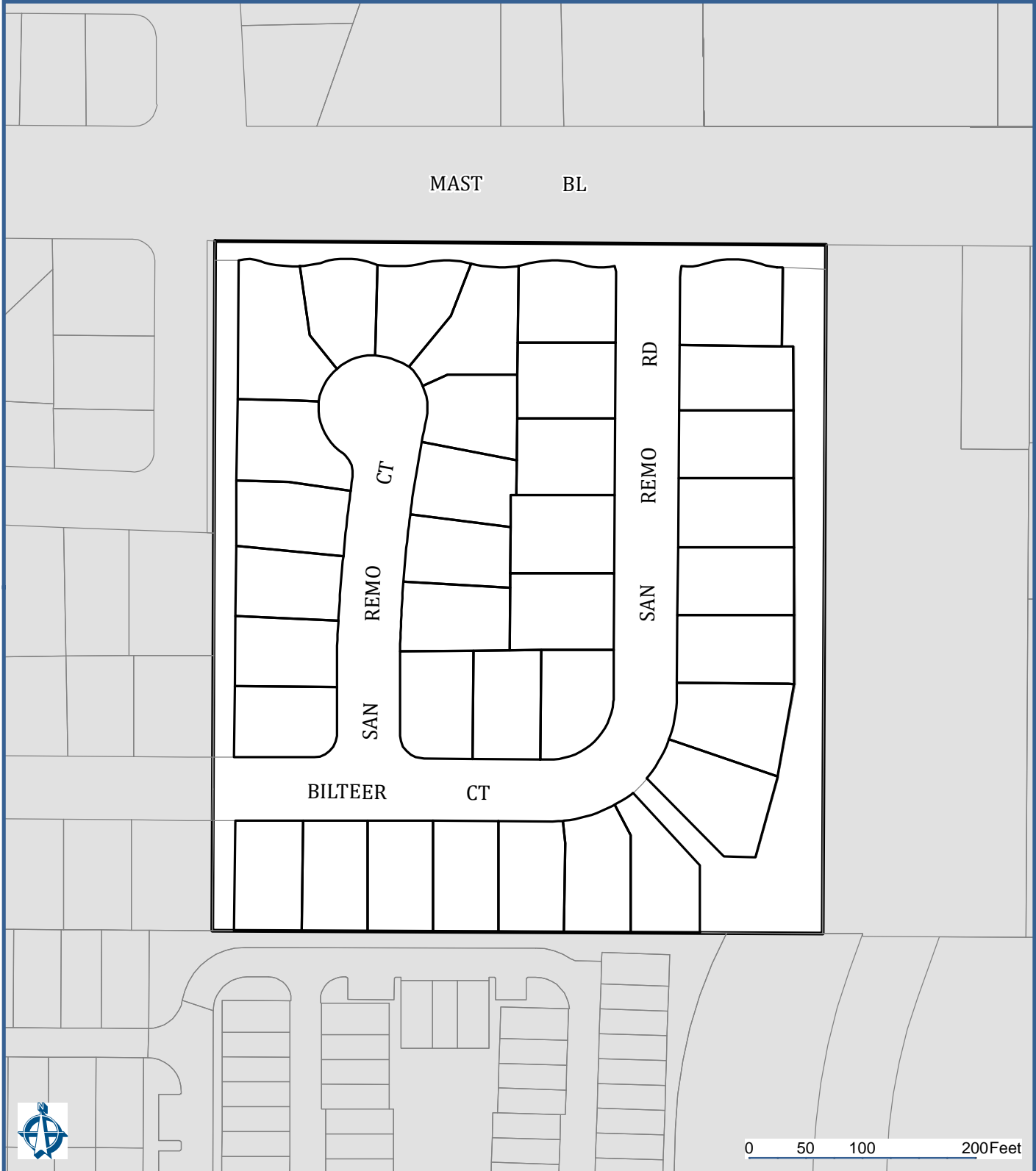


# CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT

ZONE B  
(THE LAKES)  
EXHIBIT B



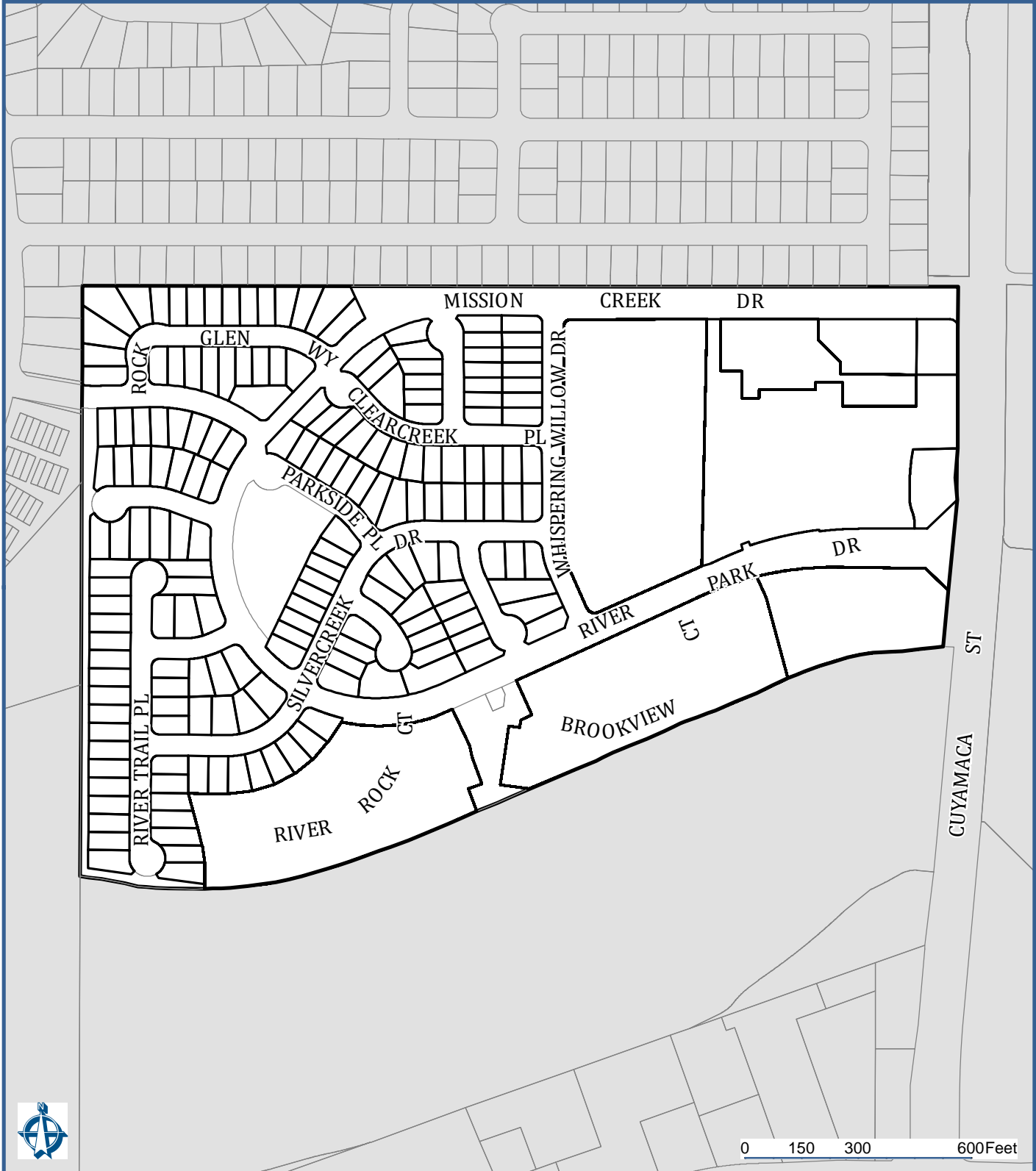


# CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT

ZONE C  
(SAN REMO)  
EXHIBIT C





# CITY OF SANTEE ASSESSMENT DIAGRAM

TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT

ZONE D  
(MISSION CREEK)  
EXHIBIT D



**MEETING DATE** April 24, 2024

**ITEM TITLE** RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2024-25 SANTEE LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS; FINDING THE ACTION IS STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PURSUANT TO STATE CEQA GUIDELINES SECTION 15262 (FEASIBILITY AND PLANNING STUDIES)

**DIRECTOR/DEPARTMENT** Heather Jennings, Finance

**SUMMARY**

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

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

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step of approving the proposed engineer's report, declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the May 22, 2024 City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the June 26, 2024 City Council meeting.

**FINANCIAL STATEMENT** *EB for HS*

Funding for the preparation of the engineer's report is included in the FY 2023-24 adopted budget for each zone of the Santee Landscape Maintenance District.

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

**RECOMMENDATION** *MAB*

Adopt the resolution to initiate proceedings and order the preparation of an engineer's report.

**ATTACHMENT**

Resolution (w/Exhibits – Assessment Diagrams)

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2024-25 SANTEE LANDSCAPE MAINTENANCE  
DISTRICT ANNUAL LEVY OF ASSESSMENTS; FINDING THE ACTION IS  
STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT  
("CEQA") PURSUANT TO STATE CEQA GUIDELINES SECTION 15262**

**WHEREAS**, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **SANTEE LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2024; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, diagrams, copies of which are attached hereto and by this reference incorporated herein, showing the boundaries of the areas of assessment for the above referenced fiscal year, said diagrams showing and further describing in general the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, there are no proposed new improvements or any substantial changes in existing improvements; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels; and

**WHEREAS**, the initiation of proceedings and preparation of the Report is not a project subject to CEQA pursuant to State CEQA Guidelines section 15378, as it involves an administrative and fiscal activity of government. Alternatively, even if preparation of the Report is considered a "project" under CEQA, it is statutorily exempt pursuant to State CEQA Guidelines section 15262 (feasibility and planning studies) as it involves a planning study for future action, will not result in adverse environmental impacts, and does not bind the City to future action.

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

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

**RESOLUTION NO.**

**SECTION 2.** That diagrams, entitled **SANTEE LANDSCAPE MAINTENANCE DISTRICT** as submitted to this City Council, showing the boundaries of the proposed areas to be assessed and showing the improvements to be maintained, are hereby approved, and copies thereof shall be on file in the City Clerk's Office and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**SECTION 3.** That the maintenance work within the area proposed to be assessed shall be the maintenance or servicing, or both, of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

**SECTION 4.** There are no proposed new improvements or any substantial changes to existing improvements.

**SECTION 5.** That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the Law.

**SECTION 6.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this City Council for its consideration pursuant to sections 22623 and 22624 of the Streets and Highways Code.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of April 2024, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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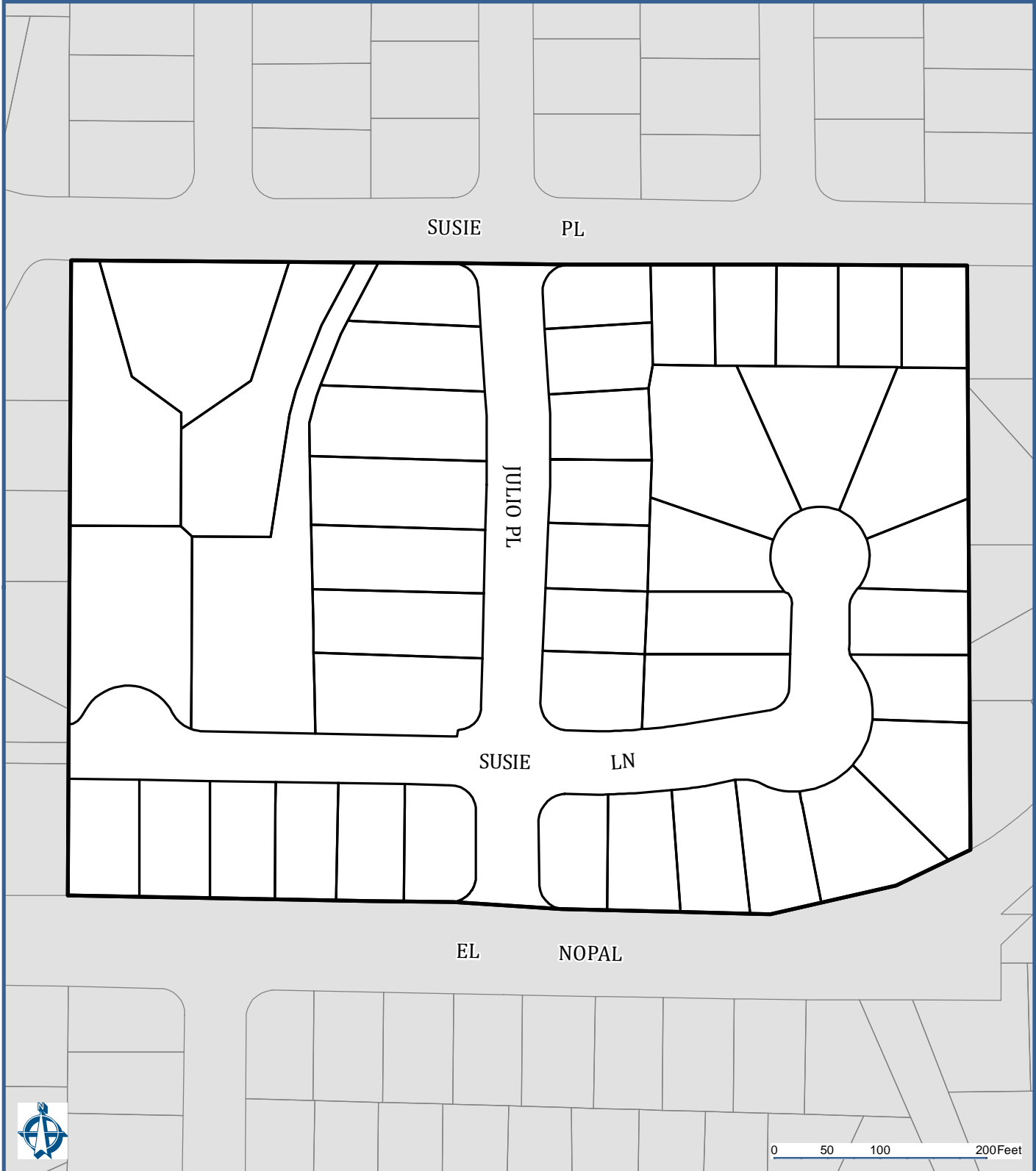
**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE FAGAN ORTIZ, CMC, CITY CLERK**

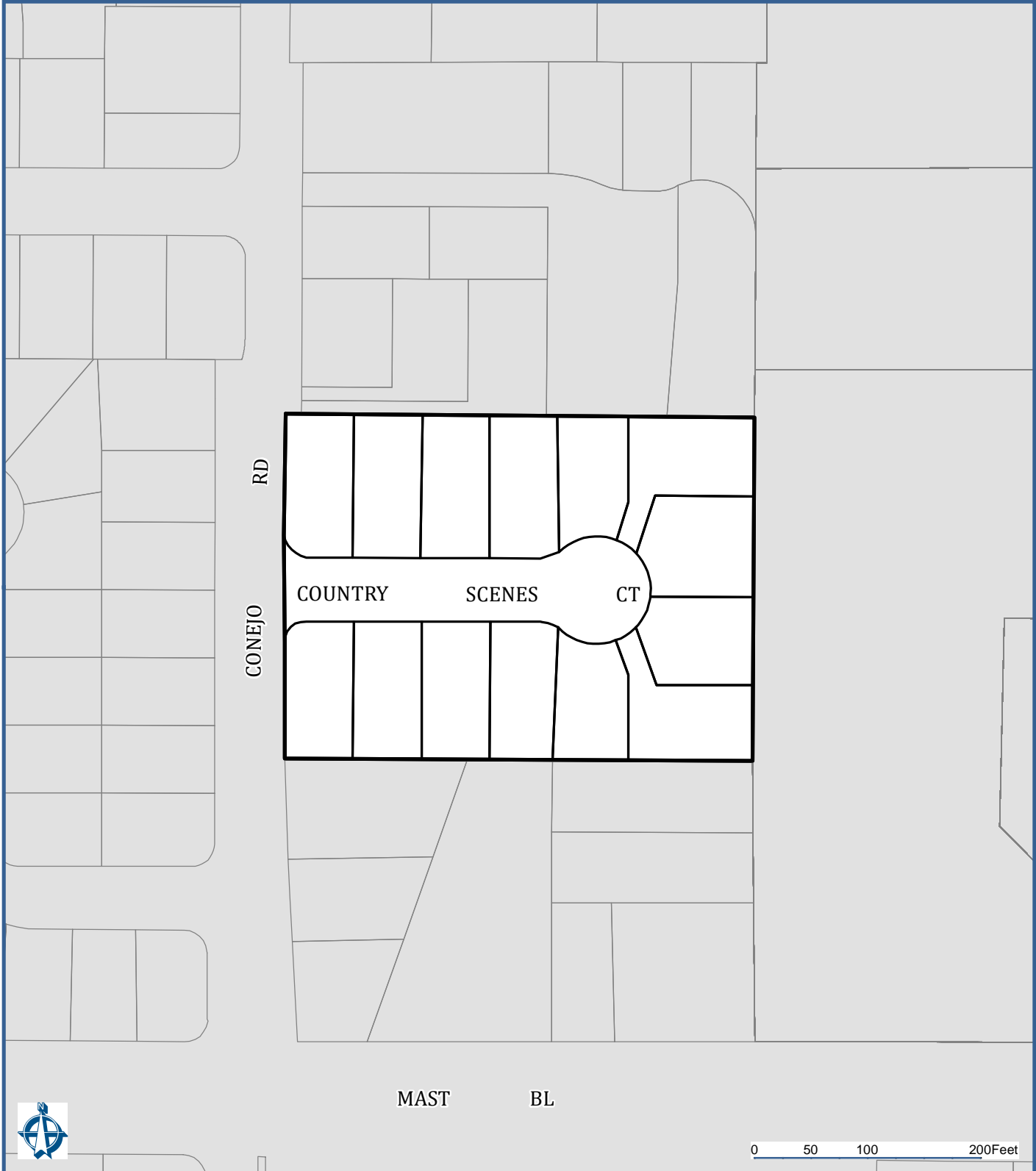
EXHIBITS A-J: Vicinity Map (Diagrams)



# CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT  
 ZONE 1  
 (EL NOPAL ESTATES)  
 EXHIBIT A





# CITY OF SANTEE ASSESSMENT DIAGRAM

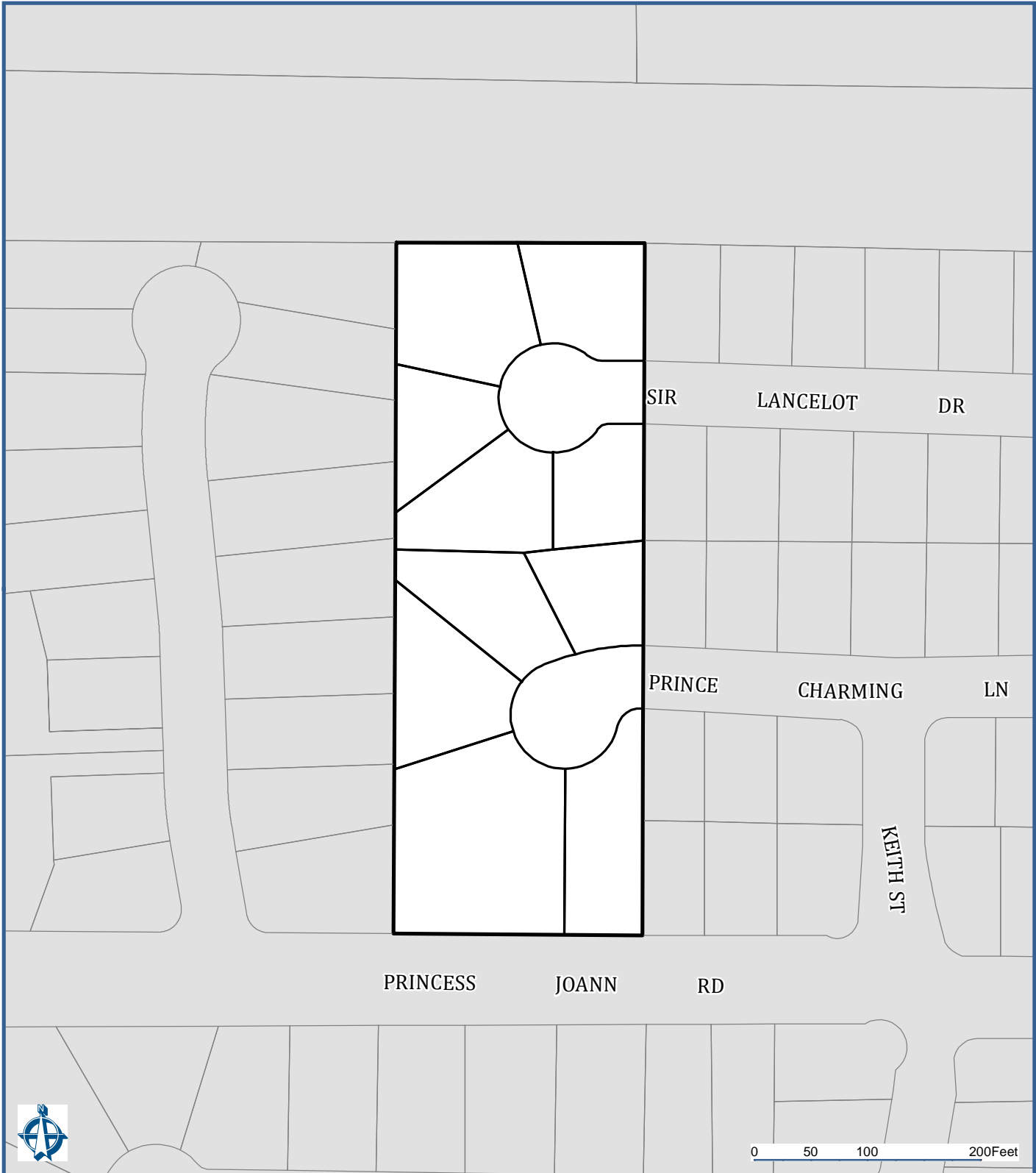
SANTEE LANDSCAPE MAINTENANCE DISTRICT  
 ZONE 3  
 (COUNTRY SCENES)  
 EXHIBIT B



0 50 100 200Feet



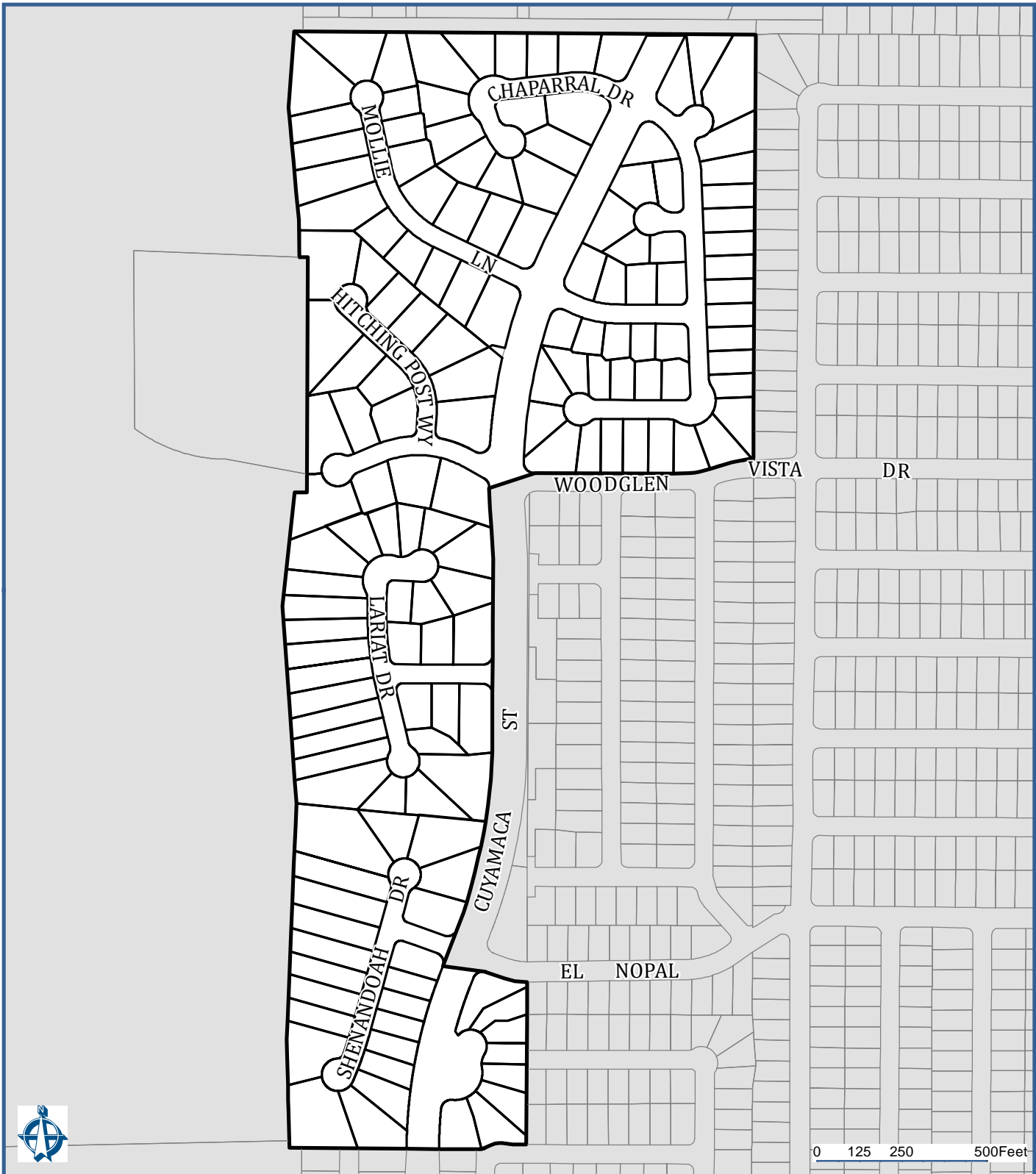




# CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT  
**ZONE 4**  
**(CAMELOT HEIGHTS)**  
 EXHIBIT C

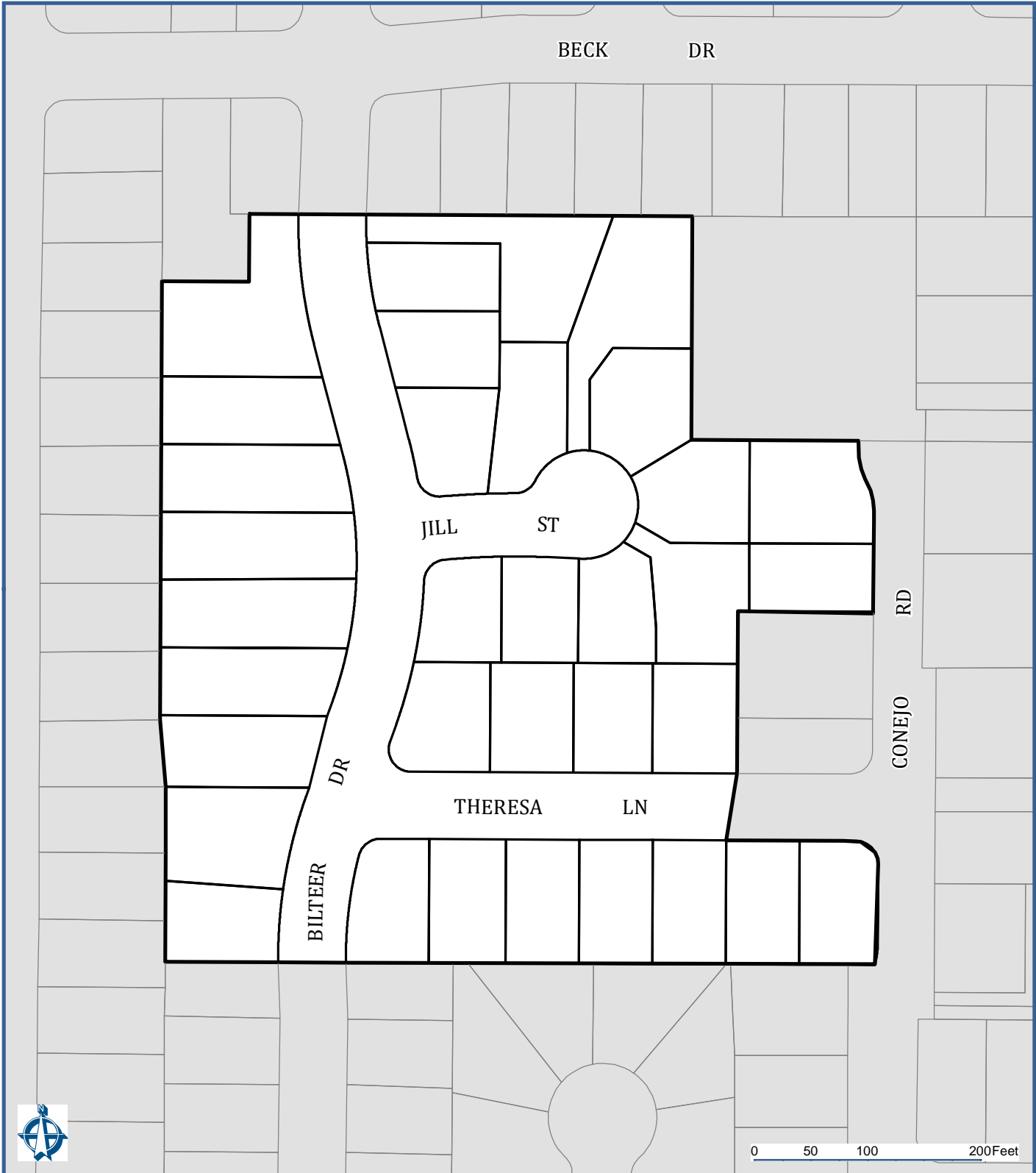




# CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT  
 ZONE 8  
 (SILVER COUNTRY ESTATES)  
 EXHIBIT D





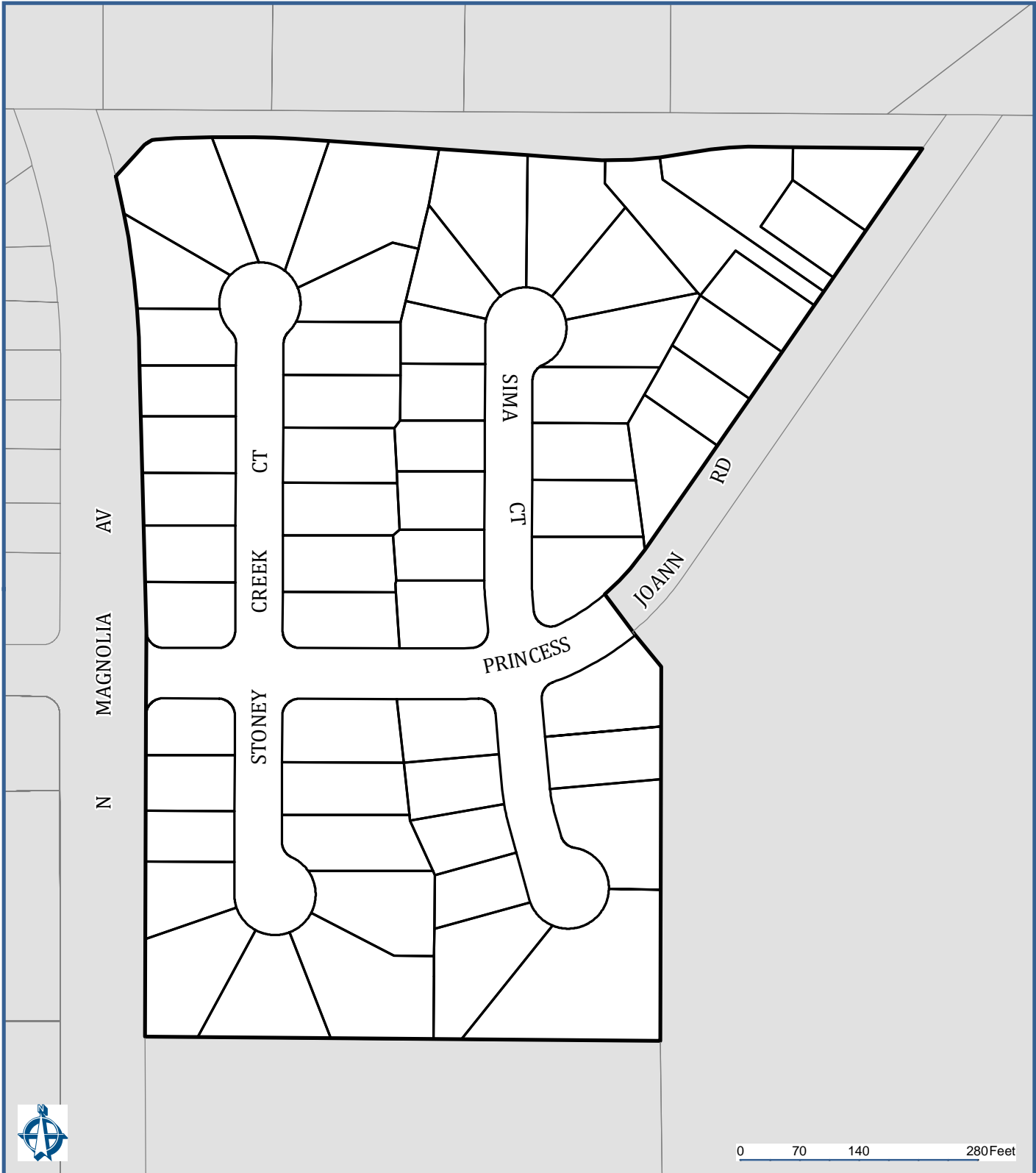
# CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT  
 ZONE 9  
 (TIMBERLANE/MATTAZARO)  
 EXHIBIT E



0 50 100 200Feet





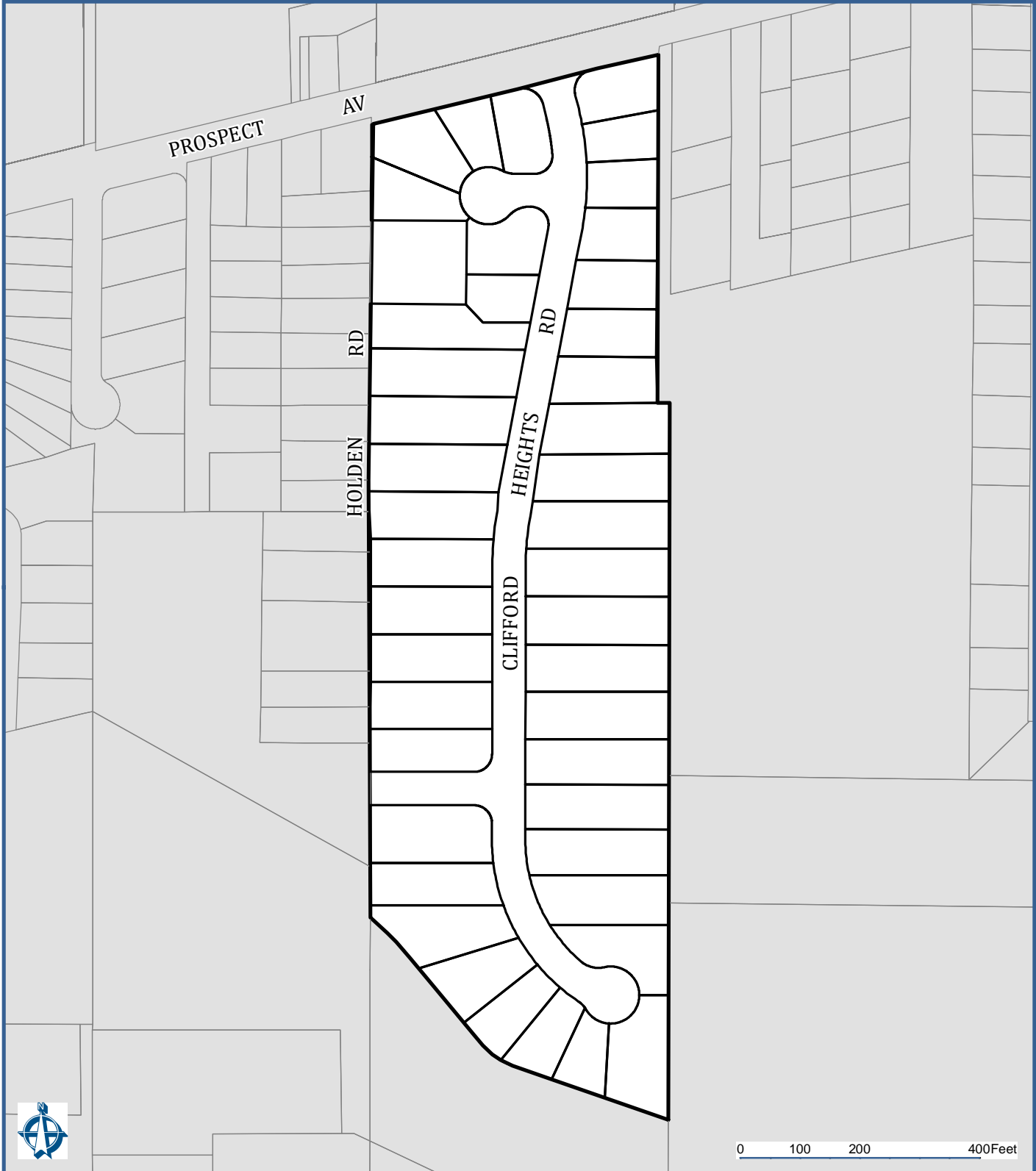
# CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT

ZONE 12  
(THE HEIGHTS)

EXHIBIT F





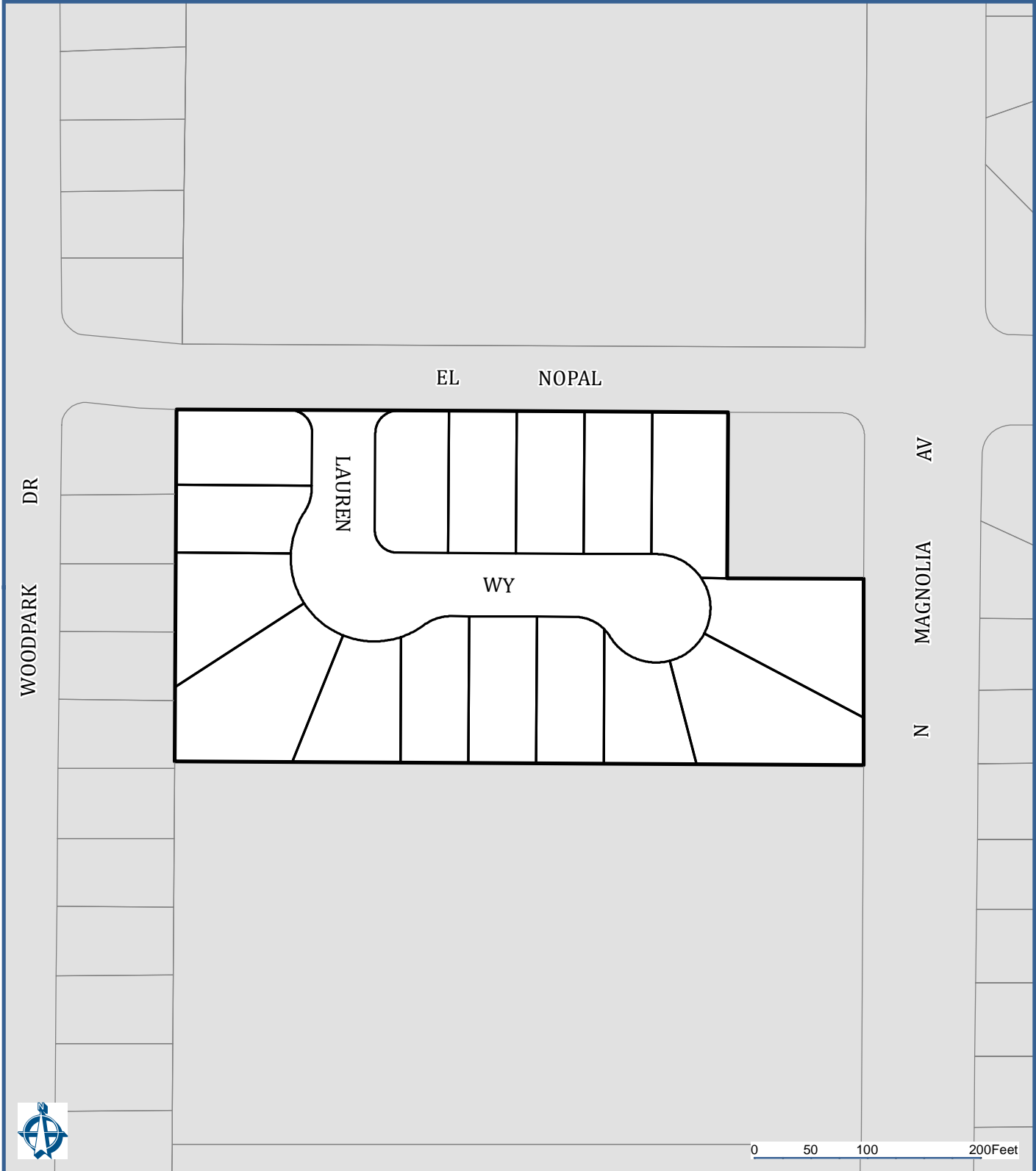
# CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT

ZONE 13  
(PROSPECT HILLS)

EXHIBIT G

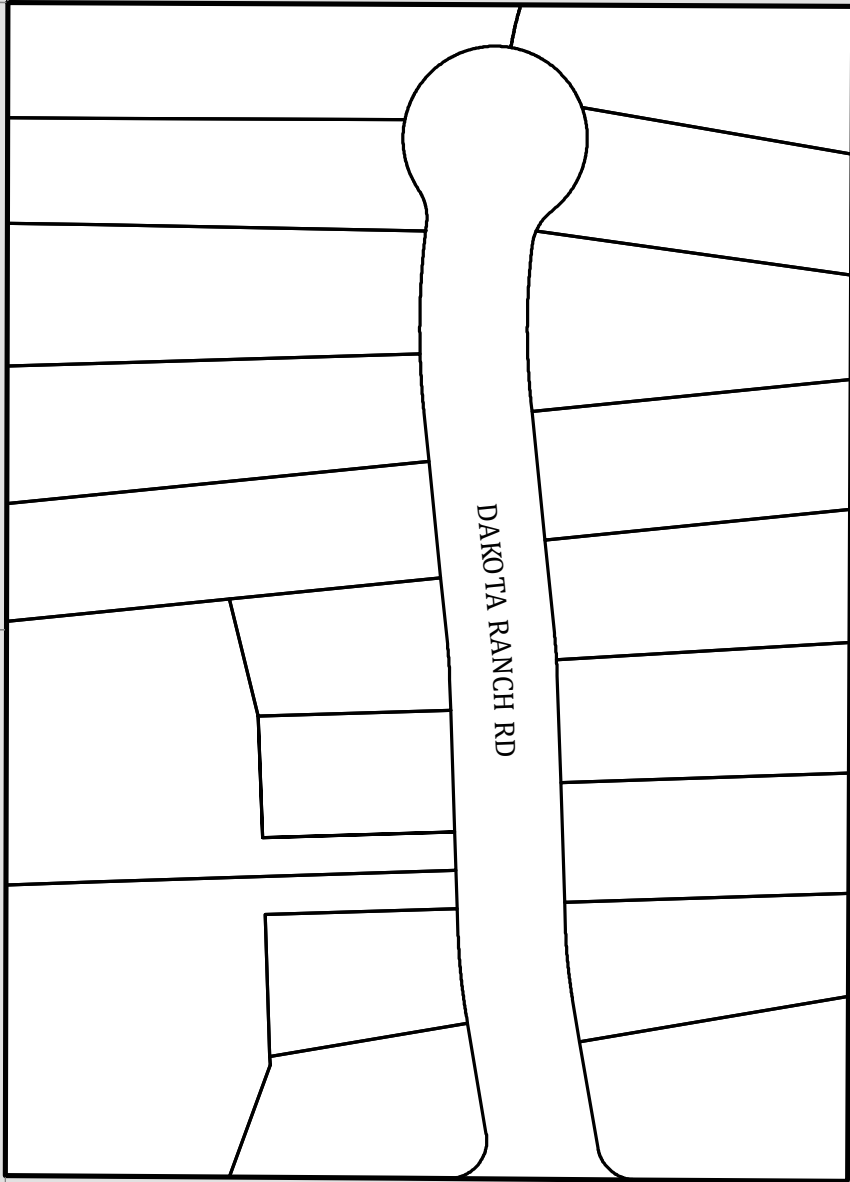




# CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT  
 ZONE 14  
 (MITCHELL RANCH)  
 EXHIBIT H





PRINCESS JOANN RD

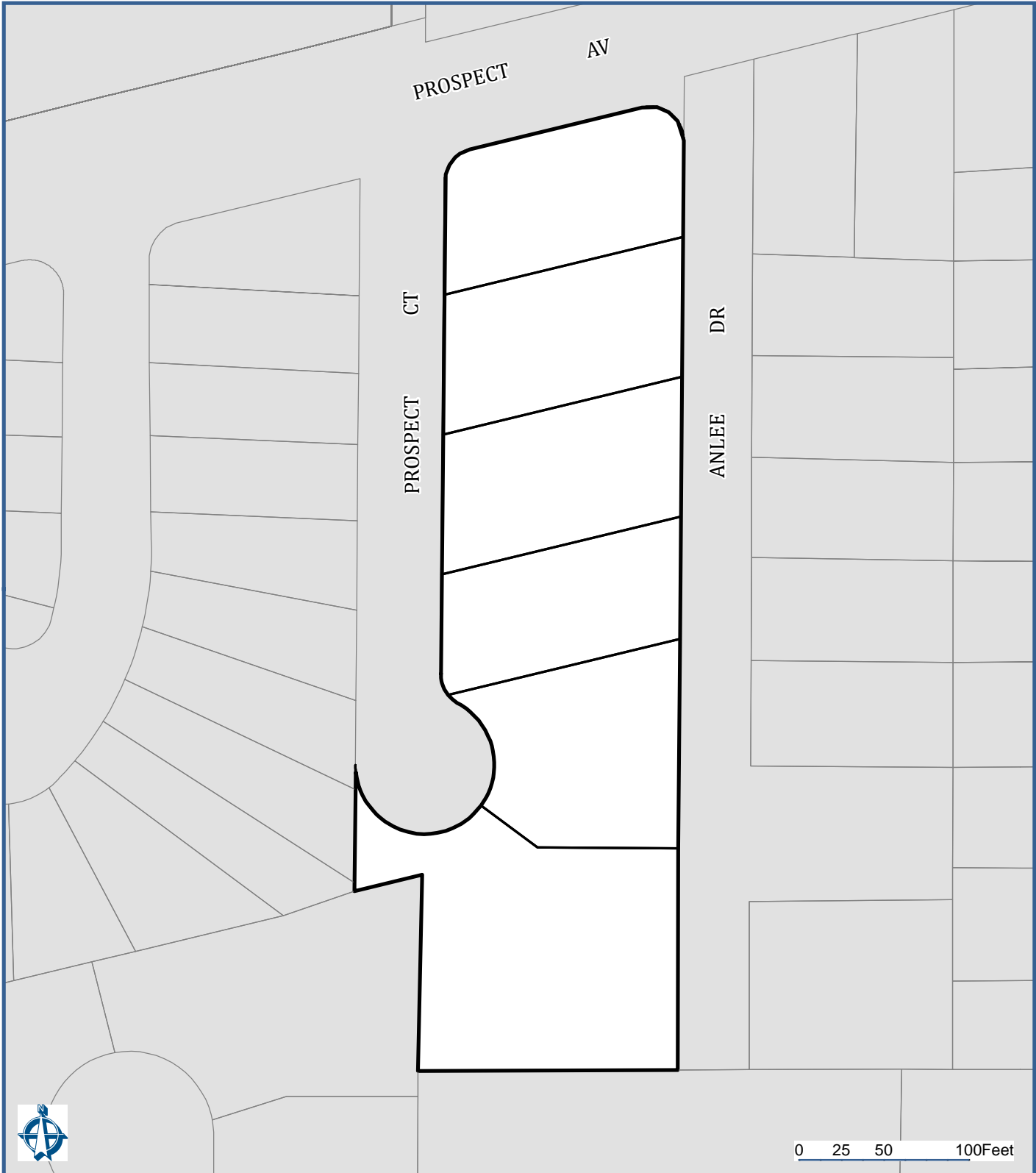


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# CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT  
ZONE 17  
(DAKOTA RANCH)  
EXHIBIT I





# CITY OF SANTEE ASSESSMENT DIAGRAM

SANTEE LANDSCAPE MAINTENANCE DISTRICT

ZONE 18  
(ALLOS)  
EXHIBIT J





**MEETING DATE** April 24, 2024

**ITEM TITLE** RESOLUTION APPROVING THE CITY OF SANTEE INVESTMENT POLICY AND DELEGATING AUTHORITY TO THE CITY TREASURER, AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

**DIRECTOR/DEPARTMENT** Heather Jennings, Finance *HJ*

**SUMMARY**

On April 26, 2023 the City Council adopted Resolution No. 041-2023 approving the City of Santee Investment Policy (“Policy”) and delegating authority to the City Treasurer for the management of the City’s investment program. In accordance with the Policy and good fiscal practices, the Policy shall be reviewed annually and adopted by resolution of the City Council. Included within the Policy is a provision that the City Council’s management responsibility for the investment program is delegated to the City Treasurer (Director of Finance) for a period of one year. Subject to review, the City Council may renew the delegation of authority each year.

A review of the Policy has been completed by the City Treasurer and the City’s investment advisor PFM Asset Management LLC (PFM). Due to a change to Code Section 53601(o) that took effect January 1, 2024, Senate Bill 882 *Local Government Omnibus Act of 2023A*, minor edits were made to clarify that mortgage-backed securities issued by federal agencies are excluded from the Code’s requirements for privately issued asset- and mortgage-backed securities. Section (V)(15) of the City of Santee Investment Policy has been updated to reflect these legislative changes.

**FINANCIAL STATEMENT**

There is no direct fiscal impact from this action. Adoption of the attached resolution will allow the City Treasurer (Director of Finance) to continue to manage the investment of public funds held by the City.

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

**RECOMMENDATION** *MSB*

Adopt the attached resolution approving the City of Santee Investment Policy and delegating authority to the City Treasurer.

**ATTACHMENT**

Resolution (w/ Exhibit “A” City of Santee Investment Policy”)

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING THE INVESTMENT POLICY AND DELEGATING AUTHORITY TO THE CITY  
TREASURER, 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 an updated Investment Policy on April 26, 2023, with Resolution No. 041-2023; and

**WHEREAS**, the Investment Policy provides that the City Council’s management responsibility for the investment program is delegated to the City Treasurer (Director of Finance) for a period of one year and that subject to review, the City Council may renew the delegation of authority each year; and

**WHEREAS**, a review of the Investment Policy has been completed by the City Treasurer and the City’s investment advisor, and at the recommendation of the investment advisor, language was added to further clarify that mortgage-backed securities issued by federal agencies are excluded from the Code’s requirements for privately issued asset- and mortgage-backed securities; and

**WHEREAS**, the approval of the investment policy and delegation of authority are categorically exempt from environmental review by Section 15301(c) of the State CEQA Guidelines.

**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 Recitals provided above are true and correct and are hereby incorporated into this Resolution.

**SECTION 2:** The City of Santee Investment Policy, attached hereto as Exhibit “A”, is approved and adopted.

**SECTION 3:** Management responsibility for the investment program is delegated to the City Treasurer (Director of Finance) for a period of one year.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of April 2024, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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

Attachment: Exhibit “A” – City of Santee Investment Policy

# CITY OF SANTEE

## Investment Policy



**April 24, 2024**

**CITY OF SANTEE  
10601 Magnolia Ave. Santee, CA 92071**

# **CITY OF SANTEE INVESTMENT POLICY**

## **I. PURPOSE AND DELEGATION**

This document is intended to provide policies and guidelines for the prudent investment of public funds held by the City which are not required for immediate day-to-day operations. The investment goals are to ensure the safety of invested funds, provide for the City's liquidity needs and to enhance the economic condition of the City by earning an acceptable rate of return.

The City Council's management responsibility for the investment program is hereby delegated to the City Treasurer for a period of one-year. Subject to review, the City Council may renew the delegation of authority each year. The City Treasurer shall monitor and review all investments for consistency with this investment policy (the "Policy") and assume full responsibility for those transactions until the delegation of authority is revoked or expires.

In the execution of this delegated authority, the City Treasurer may establish accounts with qualified financial institutions and brokers/dealers for the purpose of effecting investment transactions in accordance with this Policy.

The City may contract with an SEC registered investment advisor to assist the City Treasurer with the investment program. The Investment Advisor actions shall be in conformance with this Policy and any written direction provided by the City Treasurer. The Investment Advisor shall never take possession of the City's funds.

## **II. DEFINITIONS**

A) "City" shall mean the City of Santee, the Community Development Commission Successor Agency of the City of Santee and any other Agency where the City Treasurer has the responsibility for depositing and/or investing surplus funds in accordance with applicable sections of the California Government Code.

B) "Surplus" funds means those monies not immediately needed to pay demands against the City by vendors and other claimants.

## **III. POLICY AND GUIDELINES**

The City Treasurer is responsible for depositing and/or investing the surplus funds in the City Treasury in accordance with the California Government Code, Sections 53600 et seq. The City manages its investment program in accordance with California Government Code Sections 53600.3, under which those making investments on its behalf are deemed to act in a fiduciary capacity subject to the prudent investor standard. Under the prudent investor standard those making investment decisions shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the City, in order to safeguard the principal and maintain the liquidity needs of the City.

**CITY OF SANTEE  
INVESTMENT POLICY**

**IV. OBJECTIVE**

The primary objectives of the City's investment program, in order of priority, are safety, liquidity and yield in accordance with Section 53600.5 of the California Government Code.

- A) SAFETY IS THE PRIMARY OBJECTIVE Safety and the minimizing of risk associated with investing refers to attempts to reduce the potential for loss of principal, interest or combination of the two. The City invests only in those instruments that are considered very safe.
  
- B) LIQUIDITY IS THE SECONDARY OBJECTIVE Liquidity refers to the ability to convert an investment to cash promptly with minimum risk of losing some portion of principal or interest. Liquidity also refers to the ability to meet all operating requirements which might be reasonably anticipated. A portion of the portfolio should be maintained in liquid short-term securities which can be converted to cash as necessary to meet operating requirements.
  
- C) YIELD IS THE THIRD OBJECTIVE Yield or investment return becomes an objective only after the basic requirements of safety and liquidity have been met. The City Treasurer shall attempt to realize a reasonable rate of return on investments consistent with market conditions, California statutes and the City's Investment Policy.

**V. INVESTMENT INSTRUMENTS**

**A. Eligible Securities:**

The City of Santee may invest in the following instruments under the guidelines as provided herein and in accordance with Sections, 16429.1, 53601 et seq., and 53684 of the California Government Code. Percentage limitations on the purchase of securities apply at the time of purchase. It is the City's intent at the time of purchase to hold all investments until maturity to ensure the return of all invested principal dollars, but sales prior to maturity are permitted.

- 1) BANK DEPOSITS Bank deposits including, but limited to, demand deposit accounts, savings accounts, market rate accounts, and time certificates of deposit in California depositories. All deposits must be collateralized in accordance with the California Government Code. The City Treasurer may waive collateral for the portion of deposits covered by federal deposit insurance. A written depository contract is required with all institutions that hold City deposits. There is no limitation as to the amount of the City's surplus funds that may be invested in liquid bank deposits; however, purchases of certificates of deposit are restricted to a maximum of 30% of the City's surplus funds and a maximum maturity of one year.

**CITY OF SANTEE  
INVESTMENT POLICY**

- 2) FEDERAL AGENCY OBLIGATIONS Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There is no limitation as to the amount of the City's surplus funds that may be invested in federal agency obligations.
- 3) U.S. TREASURY OBLIGATIONS U.S. Treasury Bills, Notes, Bonds or Certificates of Indebtedness, or those for which the full faith and credit of the United States are pledged for the payment of principal and interest. There is no limitation as to the amount of the City's surplus funds that may be invested in U.S. Treasury obligations.
- 4) LOCAL AGENCY INVESTMENT FUND (LAIF) Investment of funds in the California LAIF which allows the State Treasurer to invest through the Pooled Money Investment Account subject to the State's annual investment policy. Maximum investment is subject to State regulation.
- 5) LOCAL GOVERNMENT INVESTMENT POOL Shares of beneficial interest issued by a joint powers authority organized pursuant to Section 6509.7 that invests in the securities and obligations authorized in subdivisions (a) to (q), inclusive. Each share shall represent an equal proportional interest in the underlying pool of securities owned by the joint powers authority. To be eligible under this section, the joint powers authority issuing the shares shall have retained an investment adviser that meets all of the following criteria:
  - (1) The adviser is registered or exempt from registration with the Securities and Exchange Commission.
  - (2) The adviser has not less than five years of experience investing in the securities and obligations authorized in subdivisions (a) to (q), inclusive.
  - (3) The adviser has assets under management in excess of five hundred million dollars (\$500,000,000)."
- 6) BANKERS ACCEPTANCES Bills of exchange or time drafts drawn on and accepted by a commercial bank, otherwise known as Bankers Acceptances, both domestic and foreign, which are eligible for purchase by the Federal Reserve System. Purchases of Bankers Acceptances must be from banks with a short-term debt rating of "A-1" or its equivalent or higher, and may not exceed 180 days maturity or 40% of the City's surplus funds.
- 7) COMMERCIAL PAPER Commercial Paper of "prime" quality of the highest rating as provided by a nationally recognized statistical rating organization (NRSRO). Purchases of eligible commercial paper may not exceed 270 days maturity nor represent more than 25% of the City's surplus funds. Eligible paper is further limited to issuing corporations that are organized and operating within the United States as a general corporation, have total assets

## **CITY OF SANTEE INVESTMENT POLICY**

in excess of five hundred million dollars (\$500,000,000), and have debt other than commercial paper, if any, that is rated in a rating category of "A" or its equivalent or higher by an NRSRO.

- 8) NEGOTIABLE CERTIFICATES OF DEPOSIT Issued by a nationally or state-chartered bank, a savings association or a federal association, a state or federal credit union, or by a federally licensed or state-licensed branch of a foreign bank. Purchases are limited to institutions which have long-term debt rated in a rating category of "A" or its equivalent or higher or have short-term debt rated "A-1" or its equivalent or higher by an NRSRO. Purchases of Negotiable Certificates of Deposit may not exceed 30% of the City's surplus funds.
- 9) REPURCHASE AGREEMENTS (Repos) A purchase of securities by the City pursuant to an agreement by which the seller will repurchase such securities on or before a specified date, or on demand of either party, and for a specified amount. No more than 10% of the City's surplus funds shall be invested in repurchase agreements. Investments in repos will be used solely as short term investments not to exceed 90 days and the market value of the securities used as collateral that underlay a repurchase agreement shall be valued at 102 percent or greater of the funds borrowed against those securities, and the value shall be marked to market daily. The collateral shall be limited to obligations of the United States government and its agencies.

Securities used as collateral shall be held by the City's depository bank trust department or be handled under a tri-party repurchase agreement. The City or its trustee shall have a perfected first security interest under the Uniform Commercial Code in all securities subject to Repurchase Agreement.

- 10) MONEY MARKET MUTAL FUNDS Money Market Mutual funds are limited to those money market funds that invest in U.S. Treasuries, Federal Agency obligations, and repurchase agreements relating to such obligations. The management companies shall either (1) attain the highest ranking or the highest letters and numerical rating provided by not less than two of the three largest nationally recognized rating services, or (2) have an investment advisor registered with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations as authorized above and with assets under management in excess of five hundred million dollars (\$500,000,000) and (3) follow regulations specified by the SEC under the Investment Company Act of 1940 (15 U.S.C. Section 80a-1, et seq.). The purchase price of shares for beneficial interest shall not include any commission these companies may charge and shall not exceed 15% of the City's surplus funds.
- 11) MEDIUM TERM NOTES Medium-term notes defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less issued by corporations organized and operating within the

## **CITY OF SANTEE INVESTMENT POLICY**

United States or by depository institutions licensed by the United States or any State and operating within the United States. Notes eligible for investment shall be rated in a rating category of “A” or its equivalent or higher by an NRSRO. The amount invested in medium term notes may not exceed 30% of the City’s surplus funds.

- 12) STATE AND LOCAL AGENCY OBLIGATIONS Registered treasury notes or bonds of any of the 50 United States, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any state.

Bonds, notes, warrants, or other evidences of indebtedness of any local agency within California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency.

Purchases are limited to securities rated in a long-term rating category of “A” or its equivalent or higher or have a short-term rating of “A-1” or its equivalent or higher by an NRSRO. The amount invested in state and local agency obligations shall not exceed 30% of the City’s surplus funds.

- 13) SUPRANATIONALS United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. The amount invested in supranationals shall be rated in a rating category of “AA” or its equivalent or better by an NRSRO and shall not exceed 30% of the City’s surplus funds.

- 14) PLACEMENT SERVICE DEPOSITS Insured deposits placed with a private sector entity that assists in the placement of deposits with eligible financial institutions located in the United States (Government Code Section 53601.8). The full amount of the principal and the interest that may be accrued during the maximum term of each deposit shall at all times be insured by federal deposit insurance. Placement Service Deposits shall not exceed 30% of the total value of the District’s investments. The maximum investment maturity will be restricted to three (3) years.

- 15) ASSET BACKED SECURITIES A mortgage passthrough security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-backed certificate, consumer receivable passthrough certificate, or consumer receivable-backed bond. Securities eligible for purchase under this subdivision not issued or guaranteed by an agency or issuer identified in subdivisions (2) or (3) above, the following limitations apply:



**CITY OF SANTEE  
INVESTMENT POLICY**

- (1) The security shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO and have a maximum remaining maturity of five years.
  - (2) The amount invested in asset backed securities shall not exceed 20% of the City's surplus funds.
- 16) SAN DIEGO COUNTY TREASURER'S INVESTMENT POOL (SDCTIP) The SCTIP established by the County Board of Supervisors to invest the assets of the County, school districts in the County, and other public agencies in the county.
- 17) OTHER Other investments that are, or may become, legal investments through the State of California Government Code and with prior approval of the City Council.

**B. Prohibited Securities:**

- 1) Those securities not enumerated under Section V. A. "Eligible Securities"
- 2) Inverse floaters, range notes, interest only strips derived from a pool of mortgages (collateralized mortgage obligations) and any security that could result in zero interest accrual if held to maturity as specified in Section 53601.6 of the California Government Code.
- 3) Securities lending agreements.

**VI. BOND PROCEEDS**

Bond proceeds shall be invested in securities permitted by the applicable bond documents. If the bond documents are silent as to permitted investments, bond proceeds will be invested in securities permitted by this Policy. With respect to maturities, if in the opinion of the City Treasurer matching the segregated investment portfolio of the bond reserve fund with the maturity schedule of an individual bond issue is prudent given current economic analysis, the Policy authorizes extending beyond the five year maturity limitation as outlined in this document.

**VII. CREDIT RATINGS, DIVERSIFICATION AND MATURITY**

Credit ratings, where listed in section V. A., specify the minimum credit rating required at time of purchase. The security, at the time of purchase, may not be rated below the minimum credit requirement by any of the three main NRSROs (Standard & Poor's, Moody's or Fitch) that rate the security. In the event that an investment originally purchased within Policy guidelines is downgraded below the Policy requirements, the course of action to be followed by the City Treasurer will then be decided on a case-by-case basis, considering such factors as the reason for the downgrade, prognosis for recovery or further rating downgrades, and the

## **CITY OF SANTEE INVESTMENT POLICY**

market price of the security.

Investments shall be diversified among institutions, types of securities and maturities to maximize safety and yield with changing market conditions. Investment maturities will be scheduled to permit the City to meet all projected obligations, based on cash flow forecasts.

The City's cash management system is designed to accurately monitor and forecast expenditures and revenues, thus enabling the City to invest funds to the fullest extent possible. The weighted average maturity of the portfolio shall not exceed two years. A policy of laddered maturities will generally be followed. No investment shall be made in any security, other than a security underlying a repurchase agreement authorized by section V. A. 9), that at the time of the investment has a term remaining to maturity in excess of five years, unless the City Council has granted express authority to make that investment either specifically or as a part of an investment program approved by the City Council no less than three months prior to the investment.

The Policy further limits the percentage holdings with any one issuer to a maximum of 10% of the City's surplus funds, except for investments in U.S. Treasury securities, Federal Agency securities, CAMP and LAIF.

### **VIII. INTERNAL CONTROLS**

The City Treasurer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity under his/her control are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgement by management. At a minimum, the internal controls shall address the following points:

- A) Control of Collusion - Collusion is a situation where two or more employees are working together to defraud an entity.
- B) Separation of Duties - By separating the person who authorizes or performs the transaction from the people who record or otherwise account for the transaction, a separation of duties is achieved.
- C) Safekeeping - Securities purchased from any bank or dealer including appropriate collateral (as defined by State law) shall be placed with the City's depository bank in its trust department for safekeeping. Said securities shall be held in a manner that establishes the City's right of ownership.
- D) Clear Delegation of Authority - Subordinate staff members must have a clear

## **CITY OF SANTEE INVESTMENT POLICY**

understanding of their authority and responsibility to avoid improper actions.

- E) Delivery vs. Payment - All investment transactions of the City, involving deliverable securities, shall be conducted using standard delivery vs. payment procedures. Delivery versus payment is a settlement procedure, which involves the delivery of cash and securities to the custodian. The custodian won't transfer the cash or securities to the respective parties until all items are received to enable the simultaneous transfer of the cash or securities. This ensures the City will, at all times, have control, through its custodian, of either the securities or the cash for those securities.

### **IX. PERFORMANCE STANDARDS**

The investment portfolio shall be managed with the objective of producing a yield approximating the average return on the two-year U.S. Treasury. This index is considered a benchmark for low to moderate risk investment transactions. Therefore, it comprises a minimum standard for the portfolio's rate of return. The investment program shall seek to augment returns above this threshold, consistent with risk limitations identified herein and prudent investment principles. This benchmark will be reviewed periodically and may be adjusted as required by market conditions to prevent incurring unreasonable risks to attain yield.

### **X. CRITERIA FOR SELECTING FINANCIAL INSTITUTIONS AND BROKER/DEALERS**

Securities not purchased directly from the issuer, shall be purchased either from an institution licensed by the state as a broker-dealer, as defined in Section 25004 of the Corporations Code, or from a member of a federally regulated securities exchange, from a national or state-chartered bank, from a savings association or federal association (as defined by Section 5102 of the Financial Code) or from a brokerage firm designated as a primary government dealer by the Federal Reserve bank

For transactions executed directly by the City and not purchased from the issuer, the City Treasurer will maintain a list of financial institutions authorized to execute investment transactions. Furthermore, each financial institution must certify that it has reviewed and understands the California Government Code Sections 53600 et seq. and this Policy and that all securities offered to the City will comply fully with all provisions of the Government Code and with this Policy.

For transactions initiated through the Investment Advisor, the firm may use their own list of approved broker/dealers and financial institutions, which it will maintain and review periodically.

### **XI. INVESTMENT REPORTS AND POLICY**

**CITY OF SANTEE  
INVESTMENT POLICY**

- A) The City Treasurer shall submit a monthly investment report to the City Manager and City Council. The report shall encompass all investments and monies held by the City, and/or under the management of any outside party and shall include a list of security transactions, the type of investment, issuer, date of maturity, par and dollar amount invested on all securities, current market value on all securities (including the source of this valuation). The report shall state whether the investments comply with the Policy and whether the City will be able to meet its needs for cash for the next six months.
  
- B) This Policy shall be reviewed annually and be adopted by resolution of the City Council at a public meeting. Any modifications made thereto must be approved by the City Council at a public meeting.

**MEETING DATE** April 24, 2024

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE CITYWIDE SLURRY SEAL AND ROADWAY MAINTENANCE PROGRAM 2023 (CIP 2023-06) PROJECT 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 that the City Council accept the Citywide Slurry Seal and Roadway Maintenance Program 2023 (CIP 2023-06) Project (“Project”) as complete.

At the May 24, 2023 City Council meeting, the City Council awarded the construction contract for the Citywide Slurry Seal and Roadway Maintenance Program 2023 (CIP 2023-06) Project for a total contract amount of \$3,691,633.87 to Pavement Coatings Co. and authorized the Director of Engineering/City Engineer to approve contract change orders in a total amount not to exceed \$920,000.00 for unforeseen items and additional work.

A Notice to Proceed was issued on July 17, 2023 and the work was completed on February 21, 2024. Eleven change orders were approved in the amount of \$252,511.95 for unforeseen conditions and additional work. The total contract for the project was \$3,944,145.82. A total of 48 streets were resurfaced with this project.

A total of \$31,148.15 was reimbursed by utility companies for asphalt and concrete work performed at their request and on their behalf related to the project. A total of \$30,833.15 was reimbursed by Padre Dam Municipal Water District (PDMWD) and \$315.00 was reimbursed by AT&T. Coordination with the utility companies during construction expedites and maintains the project schedule.

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

**FINANCIAL STATEMENT** *EB for HJ*

Funding for this project is provided by Transnet funds, Gas Tax-RMRA funds and the General Fund and is included in the adopted Capital Improvement Program budget as part of the Pavement Roadway Maintenance Citywide project.

Design & Bidding	\$ 43,727.67
Original Construction Contract	3,691,633.87
Construction Change Orders	252,511.95
Construction Engineering/Management	122,319.94
PDMWD Reimbursement	-30,833.15
AT&T Reimbursement	-315.00
Estimated Project Closeout	1,000.00
 Total Project Cost	 \$4,080,045.28



**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION**

*MSB*

Adopt the attached Resolution accepting the Citywide Slurry Seal and Roadway Maintenance Program 2023 (CIP 2023-06) Project as complete.

**ATTACHMENT**

Resolution  
Project Map  
Street List

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
ACCEPTING THE CITYWIDE SLURRY SEAL AND ROADWAY MAINTENANCE  
PROGRAM 2023 (CIP 2023-06) PROJECT 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 Citywide Slurry Seal and Roadway Maintenance Program 2023 (CIP 2023-06 Project (“Project”) to Pavement Coatings Co. on May 24, 2023, for \$3,691,633.87; and

**WHEREAS**, the City Council also authorized the Director of Engineering/City Engineer to approve construction change orders in a total amount not to exceed \$920,000.00; and

**WHEREAS**, eleven change orders in the amount of \$252,511.95 were approved for additional work and the resurfacing of one additional street; and

**WHEREAS**, a total of \$31,148.15 was reimbursed to the City from utility companies for work completed on their behalf; and

**WHEREAS**, the Project was completed for a total contract amount of \$3,944,145.82 on February 21, 2024; and

**WHEREAS**, Pavement Coatings Co. has completed the project in accordance with the contract plans and specifications; and

**WHEREAS**, the City Council desires to accept the Project as complete; and

**WHEREAS**, acceptance of the Project as complete will not result in a direct or indirect impact on the environment, is an administrative activity of government, and is therefore not a “project” under CEQA pursuant to State CEQA Guidelines § 15378.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, that the work for the construction of the Citywide Slurry Seal and Roadway Maintenance Program 2023 (CIP 2023-06) Project is accepted as complete on this date and the City Clerk is directed to record a Notice of Completion.

**SECTION 1:** The work for the construction of the Citywide Slurry Seal and Roadway Maintenance Program 2023 (CIP 2023-06) Project is accepted as complete on this date.

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

**SECTION 3:** 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 24<sup>th</sup> day of April 2024, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

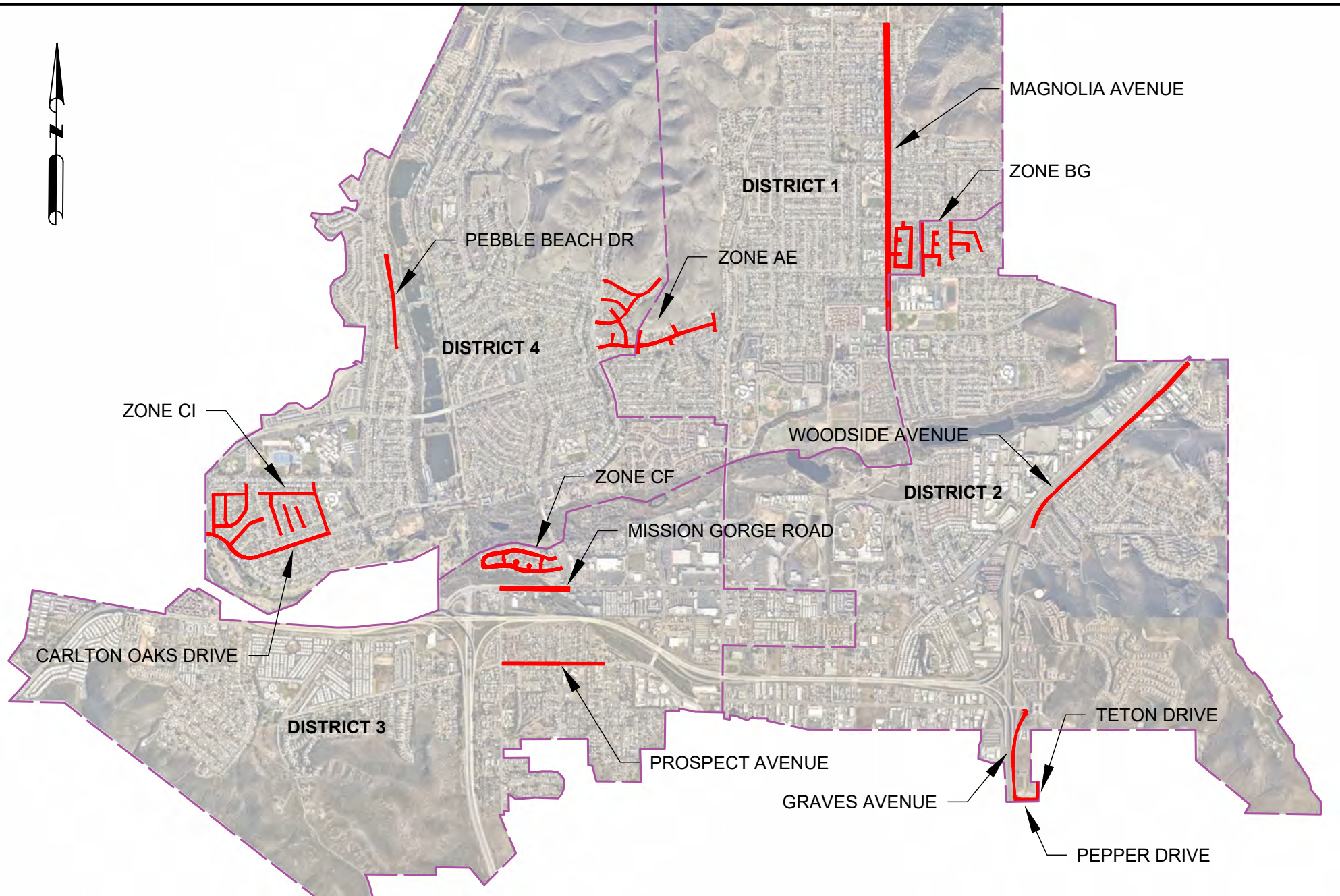
**APPROVED:**

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

**ATTEST:**

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





**CITYWIDE SLURRY SEAL AND ROADWAY MAINTENANCE PROGRAM 2023**  
**CIP 2023-06**

PROJECT STREETS 



**Citywide Slurry Seal and Roadway Maintenance Program 2023  
CIP 2023-06**

<b>Street Name</b>	<b>From Street</b>	<b>To Street</b>
<b>Zone AE</b>		
Cambury Dr	Mast Blvd	North End
Cecilwood Rd	Halberns Blvd	End
Dragoye Dr	Mast Blvd	End
Halberns Blvd	Mast Blvd	Lake Canyon Rd
Lutheran Ct	Lutheran Wy	End
Lutheran Wy	Halberns Blvd	Cambury Dr
Markwood Dr	Halberns Blvd	Cecilwood Rd
Roe Dr	Lutheran Wy	End
Roecrest Dr	Lutheran Wy	End
Ryder Rd	Mast Blvd	Lutheran Wy
Tuthill Wy	Halberns Blvd	Cecilwood Rd
<b>Zone BG</b>		
Carreta Dr	El Nopal	Second St
E. Glendon Circle	Josie Jo Ln	W. Glendon Circle
Holborn St	Cleary St	El Nopal
Josie Jo Ln	El Nopal	W. Glendon Circle
Montura Ave	Trigal Wy	End
Montura Ct	Montura Ave	End
Nubbin Ct	W. Glendon Circle	End
Sayers Ct	Holborn St	End
Second St	Magnolia Ave	Delia St
Tomel Ct	Magnolia Ave	End
Trigal Wy	Carreta Dr	End
Valor Pl	Holborn St	End
W. Glendon Circle	Josie Jo Ln	E. Glendon Circle
<b>Zone CI</b>		
Amino Dr	Leticia Dr	Rumson Dr
Cadorette Ave	Carlton Oaks Dr	Kaschube Wy
Dempster Dr	De Vos Dr	Kreiner Wy
Goyette Pl	De Vos Dr	End
Heiting Ct	De Vos Dr	End
Kreiner Wy	Wethersfield Rd	Kaschube Wy
Leticia Dr	Carlton Oaks Dr	Amino Dr

Wethersfield Rd	Rumson Dr	Carlton Oaks Dr
Whispering Leaves Ln	Amino Dr	Leticia Dr
<b>Zone CF</b>		
Gorge Ave	Willowgrove Ave	Carlton Hills Blvd
Gorge Ct	Gorge Ave	End
Gorge Pl	Gorge Ave	End
Singing Wood Wy	Gorge Ave	Willowgrove Ave
Sunwood Dr	Gorge Ave	Willowgrove Ave
Willowgrove Ave	Carlton Hills Blvd	Gorge Ave
<b>Majors</b>		
Carlton Oaks Dr	Wethersfield Rd	West Hills Pkwy
Graves Ave	Prospect Ave	Pepper Dr
Magnolia Ave	Mast Blvd	North End
Mission Gorge Rd	Carlton Hills Blvd	Fanita Dr
Pebble Beach Dr	Greenbrook Wy	Grass Valley Ln
Pepper Dr	Graves Ave	City Limits
Prospect Ave	Atlas View Dr	Via de Victoria
Teton Dr	Pepper Dr	City Limits
Woodside Ave	David Ann Rd	City Limits

**MEETING DATE** April 24, 2024

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE CITY HALL PAINTING AND WOOD REPAIRS (CIP 2023-34) PROJECT AS COMPLETE AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

**DIRECTOR/DEPARTMENT** Carl Schmitz, Engineering 

**SUMMARY**

This item requests that the City Council accept the City Hall Painting and Wood Repairs (CIP 2023-34) Project ("Project") as complete. This project repaired and replaced deteriorated wood and siding and painted City Hall Buildings 1-8, including hand railings, parking lot light poles, and other miscellaneous items located at City Hall.

At the September 13, 2023 City Council meeting, the City Council awarded the construction contract for the City Hall Painting and Wood Repairs (CIP 2023-34) Project for a total contract amount of \$228,350.00 to Perfection Painting Corp. and authorized the Director of Engineering/City Engineer to approve contract change orders in a total amount not to exceed \$34,253.00 for unforeseen items and additional work associated with the Project.

At the March 27, 2024 City Council meeting, the City Council authorized a \$22,800.00 increase in the change order authorization (from \$34,253.00 to \$57,053.00 total) to replace additional dry rot lumber and structural beams located in the Council Chamber building and to install additional flashing and weather proofing materials to protect the structure from water intrusion and any additional unforeseen items and additional work associated with the Project.

A Notice to Proceed was issued on October 16, 2023 and the work was completed on April 16, 2024. Four change orders were approved in the amount of \$49,020.00 for unforeseen items and additional work.

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

**FINANCIAL STATEMENT** *EB for HQ*

Funding for this project was provided by the General Fund budget included in the adopted FY2024-2028 Capital Improvement Program budget as part of the City Hall Improvements project.

Bidding and Advertisement	\$ 882.00
Original Construction Contract	228,350.00
Construction Change Orders	49,020.00
Total Project Cost	<u>\$ 278,252.00</u>

**CITY ATTORNEY REVIEW**  N/A  Completed



**RECOMMENDATION** *MSB*

Adopt the attached Resolution:

1. Accepting City Hall Painting and Wood Repairs (CIP 2023-34) Project as complete; and
2. Authorizing 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 CITY HALL PAINTING AND WOOD REPAIRS (CIP 2023-34)  
PROJECT 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 City Hall Painting and Wood Repairs (CIP 2023-34) Project (“Project”) to Perfection Painting Corp. on September 13, 2023, for \$228,350.00; and

**WHEREAS**, the City Council also authorized the Director of Engineering/City Engineer to approve construction change orders in a total amount not to exceed \$34,253.00; and

**WHEREAS**, the City Council authorized a \$22,800.00 increase in the change order authorization (from \$34,253.00 to \$57,053.00 total) for the construction contract with Perfection Painting Corp. for unforeseen items and additional work; and

**WHEREAS**, four change orders in the amount totaling \$49,020.00 were approved for additional work and to replace a dry rot structural beam for the Council Chamber building; and

**WHEREAS**, the Project was completed for a total contract amount of \$277,370.00 on April 16, 2024; and

**WHEREAS**, Perfection Painting Corp. has completed the project in accordance with the contract plans and specifications; and

**WHEREAS**, the City Council desires to accept the Project as complete; and

**WHEREAS**, acceptance of the Project as complete will not result in a direct or indirect impact on the environment, is an administrative activity of government, and is therefore not a “project” under CEQA pursuant to State CEQA Guidelines § 15378.

**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 City Hall Painting and Wood Repairs (CIP 2023-34) project is accepted as complete on this date.

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

**SECTION 3:** 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 24<sup>h</sup> day of April 2024, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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

**MEETING DATE** April 24, 2024

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE PURCHASE OF 15 BATTERIES FOR APX 8000 ALL-BAND PORTABLE RADIOS FROM MOTOROLA SOLUTIONS, INC. PER COUNTY OF SAN DIEGO REGIONAL COMMUNICATIONS SYSTEM CONTRACT NO. 553982

**DIRECTOR/DEPARTMENT** Justin Matsushita, Fire Chief 

**SUMMARY**

The Fire Department requests authorization to purchase 15 batteries for use with its APX 8000 all-band portable radios from Motorola Solutions, Inc., pursuant to San Diego County Regional Communications System Contract No. 553982.

Santee Municipal Code (SMC) Section 3.24.130(B) authorizes the City to buy directly from a vendor at a price established by a contract with another public jurisdiction that was competitively bid and negotiated in substantial compliance with the City's formal purchasing procedures, even if the City did not join with that public agency in the original purchase. On June 27, 2016, the County of San Diego completed a competitive solicitation process for the Regional Communications System replacement that included the procurement of communications equipment, infrastructure, and accessories. The successful proposer, Motorola Solutions, Inc., was awarded Contract No. 553982 for an initial term of fifteen years (the "Contract").

On March 27, 2024, the City Council authorized the purchase of four (4) APX 8000 all-band portable radios and two (2) APX 6000 portable radios pursuant to the Contract and added \$44,411.15 to the previously approved expenditure of \$83,162.67 for radio equipment in Fiscal Year 2023-24, thereby raising the total approved budget to \$127,573.43.

Subsequent to the purchases, it was determined that 15 additional replacement batteries are needed for existing radios, which are also available for purchase under the Contract. Staff has evaluated the pricing, products, and support provided by the Contract, and the purchasing agent has determined that utilization of this Contract for the purchase of batteries is in the City's best interest. The total cost for 15 batteries will be \$2,702.21. Sufficient funds are available in the Fire Department's FY 2023-24 Operating Budget to cover this expense.

Staff recommends utilizing County of San Diego Contract No. 553982 for the additional purchase of 15 batteries for the radio equipment in an amount not to exceed \$2,702.21, augmenting the total cost of the radios purchased during FY 2023-24 utilizing Contract No. 553982 from the previously approved amount of \$127,573.43 to a not to exceed amount of \$130,275.74.



**FINANCIAL STATEMENT** *EB for HJ*

Funding for the purchase of 15 batteries for APX 8000 all-band portable radios was approved by City Council as part of the Adopted Fiscal Year 2023-24 Fire Department budget.

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

**RECOMMENDATION** *MSB*

Adopt the Resolution authorizing the purchase of 15 batteries for APX 8000 all-band portable radios from Motorola Solutions, Inc. per County of San Diego Contract No. 553982 for an amount not to exceed \$2,702.21, bringing the total FY 2023-24 purchases not to exceed amount to \$130,275.74 and authorize the City Manager to execute all necessary documents.

**ATTACHMENT**  
Resolution

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE PURCHASE OF 15 BATTERIES FOR APX 8000 ALL-BAND PORTABLE RADIOS FROM MOTOROLA SOLUTIONS, INC. PER COUNTY OF SAN DIEGO REGIONAL COMMUNICATIONS SYSTEM CONTRACT NO. 553982**

**WHEREAS**, on March 27, 2024, the City Council authorized the purchase of four APX 8000 all-band portable radios and two APX 6000 portable radios pursuant to County of San Diego Regional Communications System Contract No. 553982 and added \$44,411.15 to the previously approved expenditure of \$83,162.37 for radio equipment in Fiscal Year 2023-24, thereby raising the total approved budget to \$127,573.53; and

**WHEREAS**, existing departmental radios require replacement batteries; and

**WHEREAS**, requisite batteries are available for purchase under the same San Diego Regional Communications System Contract No. 553982 (the "Contract") and Santee Municipal Code Section 3.24.130(B) authorizes such a purchase; and

**WHEREAS**, Staff has evaluated the pricing, products, and support provided by the Contract, and the purchasing agent has determined that utilization of this Contract for the purchase of batteries is in the City's best interest; and

**WHEREAS**, the total Contract purchase price for 15 batteries to support the City's APX 8000 all-band portable radios is \$2,702.21; and

**WHEREAS**, adequate funding for the purchase of 15 batteries for APX 8000 all-band portable radios was approved as part of the approved FY 23/24 Fire Department budget;

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

1. Authorizes the purchase of 15 batteries for APX 8000 all-band portable radios per County of San Diego Regional Communications System Contract No. 553982 in an amount not to exceed \$2,702.21 ; and
2. Finds the total cost for radio equipment purchased during FY 23/24 utilizing Contract No. 553982 will be an amount not to exceed \$130,275.74; and
3. Authorizes the City Manager to execute all necessary documents.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of April 2024, by the following roll call vote, to wit:

**AYES:**

**NOES:**

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

ABSENT:

APPROVED:

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

ATTEST:

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

**MEETING DATE** April 24, 2024

**ITEM TITLE** A PUBLIC HEARING TO ADOPT A RESOLUTION APPROVING THE PROGRAM YEAR 2024 ANNUAL ACTION PLAN AND AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

**DIRECTOR/DEPARTMENT** Carl Schmitz, Engineering 

### **SUMMARY**

Cities requesting an allocation of CDBG funding in the coming fiscal year must submit an Annual Action Plan implementing their Three- or Five-Year Consolidated Plans to HUD by May 15 each year. The City of Santee has a Five-Year Consolidated Plan for Program Years 2020 through 2024. At the Public Hearing held February 28, 2024, the City Council selected program activities for CDBG Program funding during Program Year 2024 (July 2024 through June 2025) and directed staff to prepare and publish a Draft Annual Action Plan. This Program Year 2024 Action Plan will be the fifth Action Plan prepared in the implementation of the current Five-Year Consolidated Plan. Notice of the Availability of the Draft Action Plan was published on March 22, 2024, and posted on the City's website. No public comments were received during the 33-day public review and comment period.

HUD's budget for Federal Fiscal Year 2024 was approved in March 2024 which provided funding for the national CDBG program at the same amount as the amount allocated in the current year. However, as of April 12, 2024, the amount of CDBG funding the City of Santee will receive in Program Year 2024 has not been announced and is not expected to be available until at least mid-May 2024. In accordance with the proposed resolution to be adopted with this public hearing, staff will proportionately adjust the funding allocations approved on February 28, 2024, to accommodate any shortfall or surplus between the estimated and actual funding to be received from Program Year 2024.

### **ENVIRONMENTAL REVIEW**

This action is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378 because it involves a fiscal activity of governments that will not result in any potentially significant impact on the environment. Even if this action is considered a project, it is exempt from environmental review under CEQA by CEQA Guidelines section 15061(b)(3), as there is no potential for the action to cause a significant environmental effect.

**FINANCIAL STATEMENT** *EB for HJ*

For planning purposes, it is estimated that the City's PY 2024 allocation will be \$306,430. In addition, \$5,125 of prior program year unexpended carry forward funds and \$195 of program income would bring the estimated total amount available for allocation in PY 2024 to \$311,750.

**CITY ATTORNEY REVIEW**     N/A         Completed

**RECOMMENDATION** *MOB*

1. Conduct and close the public hearing; and
2. Adopt the attached Resolution approving the Program Year 2024 Annual Action Plan and authorizing the City Manager to submit the grant application to HUD.

**ATTACHMENTS**

Resolution  
Draft 2024 Annual Action Plan

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING THE PROGRAM YEAR 2024 ANNUAL ACTION PLAN AND  
AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION FOR  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS TO THE  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**WHEREAS**, the Department of Housing and Urban Development (HUD) annually sets aside Community Development Block Grant (CDBG) funds for the City of Santee; and

**WHEREAS**, the City of Santee is required to prepare and adopt an Annual Action Plan to implement the FY 2020-2024 Consolidated Plan prior to the submittal of a grant application to HUD; and

**WHEREAS**, in Program Year 2024, the City of Santee anticipates receiving an allocation of approximately \$306,430 in CDBG funds; and

**WHEREAS**, the City of Santee has an unexpended prior year allocation of \$5,125 available for allocation in Program Year 2024 and \$125 in program income; resulting in a total estimated amount available for allocation of \$311,750; and

**WHEREAS**, the City of Santee has followed the prescribed format prior to submission of the required documents; and

**WHEREAS**, this action is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378 because it involves a fiscal activity of governments that will not result in any potentially significant impact on the environment. Even if this action is considered a project, it is exempt from environmental review under CEQA by CEQA Guidelines section 15061(b)(3), as there is no potential for the action to cause a significant environmental effect.

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

1. Adopt the Program Year 2024 Annual Action Plan; and
2. Direct the City Manager, upon notification by the Department of Housing and Urban Development of the amount of CDBG funding allocated to the City of Santee in Program Year 2024, to proportionately adjust allocations among Public Services, Public Facilities and Administrative activities to accommodate any shortfall or surplus between the estimated Program Year 2024 CDBG allocation of \$311,750 and the actual CDBG grant allocated to the City of Santee for Program Year 2024; and
3. Authorize the City Manager to submit the Program Year 2024 Action Plan and Grant Application.

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

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of April 2024, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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



# Fifth Program Year Action Plan, City of Santee

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

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## Executive Summary

### AP-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

The City of Santee 2020-2024 Consolidated Plan (Con Plan) outlines the community's strategies for meeting its identified housing and community development needs, developed through a citizen participation process as detailed in the 2020-2024 Citizen Participation Plan. The five-year Consolidated Plan includes a needs assessment, market analysis, and identification of priority needs and long-term strategies.

The Con Plan is a five-year planning document that identifies needs within low-to moderate-income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments in and helps achieve HUD's mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations.

An Annual Action Plan implements the strategies included in the Con Plan and provides a basis for allocating federal block grant resources. This document represents the City of Santee's Program Year 2024 CDBG Annual Action Plan. It identifies the goals and programming of funds for activities to be undertaken in the fifth year of the five-year Consolidated Plan.

#### 2024-2025 Program Year

For the 2024-2025 program year, the City is anticipated to receive \$306,433 in CDBG funds which is an identified average of the prior 3 program year allocations (Program years – 2021, 2022, and 2023).

Due to the uncertainty in the City's 2024-2025 annual allocations, a request of the City Council is being made to provide staff and the public with a methodology for which activity budgets will be adjusted when the final allocations are released by HUD (The adjustments will be made proportionally for each



subrecipient, with the exception of Fair Housing which will remain the same at \$21,000. It is recommended that City Council adopt the following language for adjusting activity budgets for the CDBG.

**2024-2025 CDBG Activities**

***Public Service***

Elder Help of San Diego	\$5,000
Meals-On-Wheels	\$5,000
Santee Food Bank	\$25,990
Santee Santas Foundation	\$5,000
Voices for Children	\$5,000

**Sub-Total:** **\$45,990**

***Capital***

City of Santee: Citywide ADA Pedestrian Ramp Project	\$189,442
Home of Guiding Hands	\$15,000

**Sub-Total:** **\$204,442**

***Administration***

Program Administration	\$40,320
CSA San Diego (Fair Housing\Tenant Landlord Mediation)	\$21,000

**Sub-Total:** **\$61,320**

**TOTAL 2024-2025 CDBG PROGRAM** **\$311,752**

**2. Summarize the objectives and outcomes identified in the Plan**

In Program Year 2024, the Santee Annual Action Plan will generate the following estimated results:

- Assist up to 19,914 low- and moderate-income persons, many with special needs, via CDBG funded public services;
- Fund public infrastructure improvements to benefit 6,674 persons with developmental and other disabilities.
- Assist up to 110 persons with fair housing issues funded with CDBG Administration Funds.

### **3. Evaluation of past performance**

Each program year of the Consolidated Plan period, the City must submit to HUD a Consolidated Annual Performance and Review Report (CAPER) with detailed information on progress towards the priorities, goals and objectives outlined in the Consolidated Plan.

In its most recently completed review of Consolidated Plan program funds, HUD has determined that the overall performance of the City's CDBG program was satisfactory.

### **4. Summary of Citizen Participation Process and consultation process**

The City of Santee conducted two public hearings to solicit public participation in the allocation of federal block grant resources. The first was held on February 14, 2024, during which public input on community needs and priorities was invited. The second hearing was conducted on February 28, 2024, during which the allocation of Program Year (PY) 2024 Community Planning and Development (CPD) funding was determined based on the estimated PY 2024 City of Santee CDBG allocation. A 33-day public review and comment period for the City of Santee Program Year 2024 Annual Action Plan began on March 22, 2024, and extended through April 24, 2024. This is in excess of the required 30-day public review period as specified in the City's Citizen Participation Plan. A public hearing was held on April 24, 2024, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2024 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

### **5. Summary of public comments**

A 33-day public review and comment period for the City of Santee Program Year 2024 Annual Action Plan began on March 22, 2024, and extended through April 24, 2024. This is in excess of the required 30-day public review period as specified in the City's Citizen Participation Plan. A public hearing was held on April 24, 2024, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2024 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

Public Hearing 1 (February 14, 2024) Summary of public comments included the presentations and addressing of any application or proposed program questions by the City Council. A total of six applicants spoke during the public comment period.

Public Hearing 2 (February 28, 2024) *Applicant* Home of Guiding Hands was present and answered questions about how they determined their estimates for the proposed project's cost.

Public Hearing 3 (April 24, 2024): To be determined, any public comments will be acknowledged and summarized here prior to the submission of this action plan.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

The City will receive public comment during the public review and comment period that runs from March 22, 2024, to April 24, 2024, including a public hearing before the City Council on April 24, 2024. Public comments will be addressed and summarized in the final Action Plan prior to submission to HUD.

**7. Summary**

This document represents the City Santee's Program Year 2024 CDBG Annual Action Plan.

DRAFT

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	City of Santee	Department of Planning & Building

**Table 1 – Responsible Agencies**

**Narrative**

None.

**Consolidated Plan Public Contact Information**

Bill Crane, Senior Management Analyst/Grants Coordinator  
City of Santee Planning & Building Department  
bcrane@cityofsanteeca.gov

DRAFT

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Santee conducted two public hearings to solicit public participation in the allocation of federal block grant resources. The first was held on February 14, 2024 during which public input on community needs and priorities was invited. The second hearing was conducted on February 28, 2024 during which the allocation of Program Year 2024 Community Planning and Development (CPD) funding was determined. A 33-day public review and comment period for the City of Santee Program Year 2024 Annual Action Plan took place between March 22, 2024, and April 24, 2024. A public hearing was held on April 24, 2024 by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2024 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Santee is taking an active role in homelessness efforts and established a Homeless Working Group in the fall 2022. The group, which includes City staff from several city departments and local homeless service providers, meets monthly to collaborate on resources, data sharing, testing of ideas, development of public information and future planning.

The City of Santee allocates CDBG resources to expand social services, prevent homelessness, provide emergency shelter, transitional housing, and other support services for homeless and special needs clients throughout the region. The City of Santee participates in the Regional Task Force on the Homeless (RTFH), an integrated array of stakeholders tasked with strategic planning and coordination of resources to strengthen its collective impact with the goal of ending homelessness in the San Diego region.

The City of Santee also participates in the East County Homeless Task Force (ECHTF), which is under the East County Chamber of Commerce Foundation. The ECHTF promotes collaboration between public, private, and non-profit sectors to discover and enact solutions for homelessness in East San Diego County.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Santee is committed to addressing the needs of homeless citizens in relation to both physical and mental/behavioral health needs. The City of Santee participates in a regional Continuum of Care

(Regional Task Force on the Homeless). The Regional Task Force on the Homeless provides direction on planning and policy issues that impact the homeless population by making updates to the Regional Plan to End Homelessness and a consolidated application to the U.S. Department of Housing and Urban Development in support of programming that assists the Santee's homeless and 'at risk' population.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Santee does not receive HUD Emergency Solutions Grant (ESG) resources.

DRAFT

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	SANTEE MINISTERIAL COUNCIL- SANTEE FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Food Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 14th. The Santee Food Bank is a current CDBG Subrecipient.
2	<b>Agency/Group/Organization</b>	Meals on Wheels of Greater San Diego
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 14th. Meals on Wheels of Greater San Diego is a current CDBG Subrecipient.
3	<b>Agency/Group/Organization</b>	ELDERHELP OF SAN DIEGO
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 14th. ElderHelp of San Diego is a current City of Santee CDBG subrecipient.
4	<b>Agency/Group/Organization</b>	CSA San Diego County
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to participate at public hearing on February 14, 2024. CSA San Diego County is a current City of Santee CDBG subrecipient.



5	<b>Agency/Group/Organization</b>	SANTEE SANTAS FOUNDATION
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 14, 2024.
6	<b>Agency/Group/Organization</b>	Voices For Children
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 14, 2024. CSA San Diego County is a current City of Santee CDBG subrecipient.

7	<b>Agency/Group/Organization</b>	Home of Guiding Hands
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 14 and February 28th public hearings.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City consistently revisits action plans, organizations and other stakeholders that have expressed an interest in the City’s CDBG program and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys. Any agency or organization that was not consulted and would like to be included in future correspondence regarding its CDBG funding, said agency or organization may contact the City.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Regional Task Force on the Homeless	Seek to further the efforts of the Regional Task force on the Homeless.
City of Santee Housing Element, 2021-2029	City of Santee	The 2020-2024 City of Santee Consolidated Plan conforms with the adopted City of Santee Housing Element, 2021-2029.

**Table 3 - Other local / regional / federal planning efforts**

## **Narrative**

Six of the Eight of the Program Year 2024 CDBG applicants addressed the Mayor, City Council, and members of the public present at the City Council Public Hearing. The eight applicants for Program Year 2024 funding provided information on the programs that would be funded by CDBG and the various needs and demographics of the persons their programs serve. One applicant (The HomeMore Project) participated in the February 14<sup>th</sup> public hearing and attended a Homeless Working Group meeting, but was not awarded funding during the City Council February 28<sup>th</sup> public hearing.

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**AP-12 Participation - 91.401, 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

Information regarding the CDBG program, resources, and local program contact information were all posted on the City website. Public notices were published in a local newspaper (East County Californian) to inform the public of public meetings, public hearings and document public review periods, including the Program Year 2024 Annual Action Plan containing the proposed activities for the program year.

**Citizen Participation Outreach**

	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Newspaper Ad	Non-targeted/broad community	Notice of Funding Availability and accepting of applications for 2024-2025 CDBG funding.	None	Not Applicable	<a href="https://eccalifornian.com/">https://eccalifornian.com/</a>

	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
2	Newspaper Ad	Non-targeted/broad community	Notice of two Public Meetings (2/2/2024) in East County Californian. Notice of Public Hearing and public comment period for Draft PY 2024 Annual Action Plan on March 22, 2024.	None	Not Applicable	<a href="https://eccalifornian.com/">https://eccalifornian.com/</a>
3	Public Hearing	Non-targeted/broad community	Public Meetings on 2/14/2024 public input.	Presentations and addressing of any application or proposed program questions by the City Council. A total of six applicants spoke during the public comment period.	All comments if any received during public hearing have and will be included in the final submission of the Action Plan to HUD	<a href="http://www.cityofsanteca.gov">www.cityofsanteca.gov</a>

	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
4	Public Hearing	Non-targeted/broad community	Public Meetings on 2/28/2024 to discuss funding recommendations for activities identified in 2024-2025 Action Plan	Applicant Home of Guiding Hands was present and answered questions about how they determined their estimates for the proposed project's cost.	All comments if any received during public hearing have and will be included in the final submission of the Action Plan to HUD	<a href="http://www.cityofsanteca.gov">www.cityofsanteca.gov</a>
5	Public Hearing	Non-targeted/broad community	Public Meetings on 4/26/2024 to solicit public input and City Council to consider and approve 2024-2025 Action Plan	To be determined	To be determined	<a href="http://www.cityofsanteca.gov">www.cityofsanteca.gov</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City of Santee is a CDBG Entitlement jurisdiction. The City will receive an estimated \$306,433 in CDBG funds in Program Year 2024. The City of Santee is a member of the San Diego County HOME Investment Opportunities (HOME) Consortium. The County of San Diego is recognized by HUD as a Participating Jurisdiction on behalf of the Consortium and includes HOME Program goals, activities and accomplishments in its Consolidated Plan and Annual Action Plans. The City of Santee does not receive Housing Opportunities for Persons with AIDS (HOPWA) or Emergency Solutions Grant (ESG) program funding. Please refer to the County of San Diego ([www.sdhcd.com](http://www.sdhcd.com)) and City of San Diego ([www.sandiego.gov](http://www.sandiego.gov)) Annual Action Plans for details on the goals and distribution of HOPWA and ESG funds.

The City does not anticipate a regular stream of Program Income over the course of this Consolidated Plan. Program income received from the repayment of home rehabilitation loans (CDBG) and First Time Homebuyer loans will be applied to approved current-year activities (For the 2024-2025 Program Year an additional \$195 is available from program income) Additionally the City of Santee has and available amount of \$5,124 of Carry Forward & Reserve funding from prior years. This Annual Action Plan sets forth to allocate a total of \$311,752 of CDBG funds

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Anticipated Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	306,433	195	5,124	311,752	0	The expected amount available for this final year (5 of 5) of the Consolidated Plan period assumes an average level of funding based off the most current three program years of allocations from HUD.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

While the CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state and other federal funds to allow for the provision of public service activities. For example, many State homes programs have scoring criteria that reward applicants who have matching funds.



**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City has no city-owned property zoned for housing. Most City-owned properties are remnant parcels associated with improvements to the Prospect Avenue industrial collector.

**Discussion**

Not applicable.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Planning & Administration	2020	2024	Non-Housing Community Development	Citywide	Planning and Administration	CDBG: \$40,320	Program Administration.
2	Improve community infrastructure and facilities.	2020	2024	Infrastructure	Citywide	Improve Infrastructure and Facilities	CDBG: \$204,442	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6,674 Persons Assisted
3	Provide Public Services	2020	2024	Public Services	Citywide	Public Services for LMI-Resident	CDBG: \$45,990	Public service activities other than Low/Moderate Income Housing Benefit: 19,914 Persons Assisted
4	Support Affordable Housing Opportunities LMI	2020	2024	Affordable Housing	Citywide	Support Affordable Housing for LMI Residents.	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
5	Fair Housing	2020	2024	Fair Housing	Citywide	Fair Housing	CDBG: \$21,000	Other: 110 Other

Table 6 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Provide for the timely and compliant administration of the CDBG programs in accordance with HUD policy and federal regulations.
2	<b>Goal Name</b>	Improve community infrastructure and facilities.
	<b>Goal Description</b>	Improve City of Santee's public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults.
3	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit..
4	<b>Goal Name</b>	Support Affordable Housing Opportunities LMI
	<b>Goal Description</b>	Public service activities for Low/Moderate Income Housing Benefit.
5	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Provide Fair Housing and Tenant\Landlord Mediation Services.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The following projects are based on the City's identified priority needs and activities. Projects/programs that are operated citywide are noted. The majority of the projects are targeted low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and meet program service targets.

#	Project Name
1	Program Administration
2	Program Administration - Fair Housing
3	Public Services - ElderHelp of San Diego
4	Public Services - Meals on Wheels Greater San Diego
5	Public Services - Santee Food Bank
6	Public Services - Voices for Children
7	Public Services - Santee Santas Foundation
8	Public Facilities - Citywide ADA Pedestrian Ramp Project
9	Public Facilities - Affordable Housing

Table 7 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were established by the City of Santee City Council based on their collective knowledge of the community's needs. The most significant obstacle to addressing underserved needs is the lack of sufficient resources to do so.

## AP-38 Project Summary

1	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve community infrastructure and facilities. Provide Public Services Fair Housing
	<b>Needs Addressed</b>	Improve Infrastructure and Facilities Public Services for LMI-Resident Fair Housing
	<b>Funding</b>	CDBG: \$40,320
	<b>Description</b>	Provide for the timely and compliant administration of the CDBG programs in accordance with HUD policy and federal regulations.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Not Applicable. Citywide.
	<b>Planned Activities</b>	City of Santee administrative resources for Program Year 2024 funding.
2	<b>Project Name</b>	Program Administration - Fair Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$21,000
	<b>Description</b>	Provide fair housing counseling and referral services. Conduct fair housing testing and tenant\landlord mediation services.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide fair housing counseling and referral services. Conduct fair housing testing and tenant\landlord mediation services.

	<b>Location Description</b>	Not applicable. Citywide.
	<b>Planned Activities</b>	Provide counseling and referral services to persons alleging violations of Fair Housing laws and persons seeking information and/or resolution regarding conflicts between tenants and landlords.
<b>3</b>	<b>Project Name</b>	Public Services - ElderHelp of San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Independent living support for Santee Seniors through case management, food delivery and referrals.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ElderHelp of San Diego anticipates serving more than 30 older adults, with an average age of greater than 75, in the City of Santee.
	<b>Location Description</b>	Not applicable. Citywide.
	<b>Planned Activities</b>	Provide case management, grocery delivery and case management and services to allow seniors to remain in their homes, through a trained social worker to help seniors remain in their homes by providing referrals and information.
<b>4</b>	<b>Project Name</b>	Public Services - Meals on Wheels Greater San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Provide home delivered meals to elder adults, most of whom are low- to extremely-low income.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Meals on Wheels anticipates serving 99 unduplicated homebound low-income seniors in the city of Santee.
	<b>Location Description</b>	Not Applicable. Citywide.
	<b>Planned Activities</b>	Provide meals to homebound Santee residents, including seniors and persons with special needs.
5	<b>Project Name</b>	Public Services - Santee Food Bank
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$25,990
	<b>Description</b>	Provide emergency food supplies for low and moderate income residents of Santee.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Santee Food Bank anticipates serving 19,120 Santee residents in Program Year 2024.
	<b>Location Description</b>	Not applicable. Citywide.
	<b>Planned Activities</b>	Activity will provide emergency food supplies for low and moderate income residents of Santee.
6	<b>Project Name</b>	Public Services - Voices for Children
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Improve quality of lives for abused, abandoned, or neglected foster children by providing them with trained, volunteer Court Appointed Special Advocates (CASAs).

	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Voices for Children anticipates serving 4 foster children with two Court Appointed Special Advocates (CASAs). CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and the community.
	<b>Location Description</b>	Not applicable. Citywide.
	<b>Planned Activities</b>	Improve quality of lives for abused, abandoned, or neglected foster children by providing them with trained, volunteer Court Appointed Special Advocates (CASAs).
<b>7</b>	<b>Project Name</b>	Public Services - Santee Santas Foundation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Provide meals, non-perishable food and schools to low- and moderate-income families and seniors during the winter holidays.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Santee Santas Foundation expects to provide meals and non-perishable food items to 663 persons over the 2024 winter holidays.
	<b>Location Description</b>	Not applicable. Citywide.
	<b>Planned Activities</b>	Provide meals and non-perishable food for needy families and seniors during the winter holidays.
<b>8</b>	<b>Project Name</b>	Public Facilities - Citywide ADA Pedestrian Ramp Project
	<b>Target Area</b>	CDBG Target Census Tract Block Groups
	<b>Goals Supported</b>	Improve community infrastructure and facilities.
	<b>Needs Addressed</b>	Improve Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$189,442



	<b>Description</b>	Citywide installation of ADA compliant pedestrian ramps at locations where no ramp exists. PY 2024 funding to be used for the next phase of the Citywide ADA Pedestrian Ramp Project.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The phase of the project currently underway will benefit 6,668 Santee residents with disabilities according to HUD at <a href="https://www.hudexchange.info/programs/census/state-data/ca/">https://www.hudexchange.info/programs/census/state-data/ca/</a> .
	<b>Location Description</b>	The locations of the ADA Pedestrian Ramp installation for the next phase of installations has not yet been determined.
	<b>Planned Activities</b>	Program Year 2024 funding will be used for the next phase of the project.
9	<b>Project Name</b>	Public Facilities – Home of Guiding Hands
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve Infrastructure and Facilities
	<b>Needs Addressed</b>	Improve Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Rehabilitation project to cover the cost of materials and labor for more accessible yards for 6 Santee residents with developmental and other disabilities.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 Santee residents with “disabilities” living in a group home setting.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Rehabilitation project at group home to create more accessible outdoor space.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The geographic priority area for available CDBG resources is the City of Santee in its entirety. Public improvements which may occur with Program Year 2024 funding will most likely be for future phases of the City ADA Pedestrian Ramp (installation) project at locations yet to be finalized.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	<b>100%</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The geographic priority area for available CDBG Public Services resources is the City of Santee in its entirety. CDBG resources were allocated based on the quality and quantity of applications submitted.

The allocation of CDBG Program Year 2024 funding towards public facilities will occur at locations to be determined with an emphasis on installing ADA compliant pedestrian ramps at locations where no ramp exists citywide.

### **Discussion**

The allocation of CDBG in Program Year 2024 funds toward public infrastructure will likely occur in CDBG-eligible low- and moderate-income areas and citywide as discussed above and this rationale will continue through the Consolidated Plan planning period.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The City of Santee has a long record of supporting affordable housing. The City has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing, including flexible development standards, density bonus provisions, and reasonable accommodation procedures for persons with disabilities. In addition, the City and its former Redevelopment Agency have provided direct financial assistance to support affordable housing projects. The loss of Redevelopment Housing Funds after the dissolution of redevelopment in California in 2012, combined with reductions in federal HOME funds, has impaired the City's ability to provide direct financial for future affordable housing production in the City.

In addition to funding constraints, the primary barrier to the provision of affordable housing in the City of Santee is the lack of vacant land suitable for residential development. Private land owners hold much of the underdeveloped and residentially zoned land in the City. This calls for alternative policy tools such as lot consolidation and/or demolition of existing older structures to accommodate higher density infill development.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City firmly believes that its policies and current practices do not create barriers to affordable housing. In 2020, the City participated in the update of the Regional Analysis of Impediments to Fair Housing Choice, in which it reviewed various city policies and regulations and has determined that none of these is an impediment to housing.

### **Discussion**

The City of Santee will continue to review any new policies and procedures to ensure they do not serve as an actual constraint to development.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section of the Program Year 2024 City of Santee Annual Action Plan includes the actions planned to address the obstacles in meeting underserved needs, to foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop the institutional structure and enhance coordination between public and private housing and social services agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general deficiency of funding resources available to the public and private agencies that serve the needs of low- and moderate-income residents. The elimination of redevelopment agencies significantly impacted the city's efforts to maintain infrastructure, expand housing and promote economic development. Furthermore, entitlement grants have leveled off over recent years, further stretching funds available to provide increasing needs for services and meet the City's needs. Santee endeavors to remedy obstacles by exploring alternative funding vehicles, leveraging resource investments to the maximum feasible degree and exploring new sources of municipal revenue generation.

### **Actions planned to foster and maintain affordable housing**

Santee will continue efforts to maintain and improve the infrastructure of the city's low- and moderate-income neighborhoods as well as assist residents by helping them acquire and/or maintain affordable housing in the community. The city plans on funding specific activities that will improve the quality of life for seniors and persons with special needs, including those with ambulatory and vision difficulties, as well as strengthen the local provision of homeless services and homeless prevention services.

Additionally, the City has recently completed the process of updating its Housing Element. The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals and policies that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA). Amongst the programs included in the City's updated Housing Element (Sixth Cycle) are plans to facilitate affordable housing development.

### **Actions planned to reduce lead-based paint hazards**

The City of Santee requires that all federally-funded projects be tested for lead-based paint and abate hazards as needed. Lead-based paint warnings are distributed with applications for property related assistance. All applicants are required to sign and return the lead-based paint warning to verify that they have read its contents and are aware of the dangers lead-based paint presents. Factors such as housing age and condition and the age of household members are taken into consideration when

determining lead-based paint danger

### **Actions planned to reduce the number of poverty-level families**

The City of Santee seeks to reduce the number of people living in poverty by continuing to implement its anti-poverty strategy incorporating housing assistance and supportive services. A major partner in reducing poverty in Santee is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training throughout the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country.

As a means of reducing the number of persons with incomes below the poverty line, the City will coordinate its efforts with those of other public and private organizations serving lower income residents.

### **Actions planned to develop institutional structure**

As the administrator of block grant programs, Department of Planning and Building staff collaborates with City departments and outside agencies to implement the objectives established in the Consolidated Plan. The City conducts annual monitoring visits with grant subrecipients to review administrative practices and activity effectiveness.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Santee is committed to fostering coordination between public and private housing and social service agencies. The City of Santee regularly deals with residential development entities that are both profit and non-profits. The city will continue to work with such organizations to foster the provision of affordable housing in the region and connect such housing organizations with social service providers operating and serving the City of Santee.

### **Discussion**

In the course of monitoring CDBG-financed public services/resources to local services agencies, the City will endeavor to strengthen coordination with public and private affordable housing organizations and the San Diego County Housing Authority. Santee will continue to address the needs of persons experiencing Homelessness in relation to both physical and mental/behavioral health needs. Santee participates in a regional Continuum of Care plan.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The following identifies additional resources available for allocation to Program Year 2024 activities. Also identified are the amount of urgent need and percentage expended on activities that benefit persons of low- and moderate- income are provided

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$195.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>\$195.00</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### Discussion

The City of Santee plans to expend all of its CDBG resources for the benefit of low- and moderate-income persons.

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**Consolidated Plan and Action Plan Appendices**

Citizen Participation and Consultation ..... Appendix A

Grantee SF-424s and Action Plan Certifications ..... Appendix B

DRAFT



Citizen Participation and Consultation  
Appendix A

AFFP  
137034 NOFA PY 24 -Bryan

**RECEIVED**

DEC 12 2023

Dept. of Development Services  
City of Santee

**Affidavit of Publication**

STATE OF CALIFORNIA } SS  
COUNTY OF SAN DIEGO }

City of Santee  
PUBLIC NOTICE  
Notice of Funding Availability  
Community Development Block Grant  
Program Year 2024

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of East County Californian, Decree #51488, a newspaper of general circulation, published ONCE WEEKLY in the city of El Cajon, County of San Diego, which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California under the date of April 22, 1927, Case Number 447290; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

The City of Santee is requesting proposals for the use of Community Development Block Grant (CDBG) funding during Program Year 2024 (July 1, 2024 – June 30, 2025). CDBG is a federally funded program administered by the United States Department of Housing and Urban Development (HUD). Monies provided through the CDBG program can be used to fund a variety of public improvements and services that benefit low- and moderate-income persons. During Program Year 2023 the City allocated \$48,295 in CDBG funding to providers of public services. It is unknown at this time what level of CDBG funding will be available to the City of Santee in Program Year 2024.

Applications for Program Year 2024 CDBG funds will be available December 8, 2023, and may be downloaded from the City's webpage at [www.cityofsanteeca.gov](http://www.cityofsanteeca.gov). If you have questions about the CDBG program and/or activity eligibility, or want an application packet, please call (619) 258 4100, Extension 221.

Proposals will be accepted until Monday, January 8, 2024 at 5:00 p.m. Submit proposal and application to:

December 08, 2023

City of Santee  
ATTN: Bill Crane, CDBG Administrator  
Department of Planning and Building  
10601 Magnolia Avenue  
Santee, CA 92071  
East County Californian 12/8/2023-137034

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

  
\_\_\_\_\_  
East County Californian

Subscribed to and sworn by me this 8th day of December 2023.

20101328 00137034

EC-CITY OF SANTEE- DEV. SERV  
10601 MAGNOLIA AVE  
SANTEE, CA 92071

AFFP  
138937 CDBG PY2024 -Parravano

RECEIVED

FEB 6 2024

Dept. of Development Services  
City of Santee

**Affidavit of Publication**

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } SS

CITY OF SANTEE  
NOTICE OF PUBLIC HEARINGS  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
ALLOCATIONS FOR PROGRAM YEAR 2024

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of East County Californian, Decree #51488, a newspaper of general circulation, published ONCE WEEKLY in the city of El Cajon, County of San Diego, which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California under the date of April 22, 1927, Case Number 447290; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

February 02, 2024

The Santee City Council will conduct two public hearings to assess and prioritize community development and affordable housing needs for new or continuing activities to be funded under its Community Development Block Grant (CDBG) Program. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment and expanded economic opportunities, principally for persons of low and moderate income. The City's allocation for Program Year 2024 CDBG funding has not yet been announced.


NOTICE IS HEREBY GIVEN: Public hearings will be held at 6:30 P.M., Wednesday, February 14, 2024, and Wednesday, February 28, 2024. The purpose of the public hearings is to assess and prioritize community development needs, to consider proposals for projects, and determine which projects will be funded during the Program Year 2024 (July 2024 to June 2025).

Public input is welcome and encouraged on the proposed use of these funds. Citizens may participate in written form prior to the public hearings or in-person at the Public Hearing. Please forward all comments or inquiries to Bill Crane, Department of Planning & Building City of Santee, 10601 Magnolia Ave, Santee, CA 92071, call (619) 258-4100 ext. 221 or email at [bcrane@cityofsanteeca.gov](mailto:bcrane@cityofsanteeca.gov)

ADDITIONAL INFORMATION: The City of Santee complies with the Americans with Disabilities Act. Upon request, this notice will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation to participate in a meeting should direct such request to the City Clerk's office at (619) 258-4100, ext. 114 at least 48 hours before the meeting, if possible.  
East County Californian 2/2/2024-138937

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



\_\_\_\_\_  
East County Californian

Subscribed to and sworn by me this 2nd day of February 2024.

20101328 00138937

EC-CITY OF SANTEE- DEV. SERV  
10601 MAGNOLIA AVE  
SANTEE, CA 92071

**Summary of Public Comments at  
Public Hearings**

**Public Hearing to receive public input on CDBG Funding  
February 14, 2024**

Presentations and addressing of any application or proposed program questions by the City Council. A total of six applicants spoke during the public comment period.

**Public Hearing to discuss funding recommendations for activities identified in 2024-2025  
Action Plan  
February 28, 2024**

Applicant Home of Guiding Hands was present and answered questions about how they determined their estimates for the proposed project's cost.

**Public Hearing  
Tuesday, April 24, 2024**

*TBD Staff to enter summary of public comments from this meeting*

Grantee SF-424s and Action Plan Certifications  
Appendix B

*To be inserted after the Public Hearing on April 24, 2024 and will be included in final submission to HUD.*

DRAFT

**MEETING DATE** April 24, 2024

**ITEM TITLE** PUBLIC HEARING FOR A TENTATIVE MAP (TM2017-1), DEVELOPMENT REVIEW PERMIT (DR2017-1) AND MITIGATED NEGATIVE DECLARATION (AEIS2017-8) FOR A PROPOSED 17-LOT RESIDENTIAL SUBDIVISION WITH 14 SINGLE-FAMILY HOMES ON AN UNDEVELOPED 27.35-ACRE PROPERTY LOCATED AT THE SOUTHERN TERMINUS OF TYLER STREET IN THE LOW DENSITY RESIDENTIAL (R-1) AND PARK/OPEN SPACE (P/OS) ZONES. (APPLICANT: MARK STEVE).

**DIRECTOR/DEPARTMENT** Sandi Sawa, Planning & Building Department 

**SUMMARY** The project is a request for a Tentative Map (TM2017-1) and Development Review Permit (DR2017-1) for the division of a 27.35-acre undeveloped property into a 17-lot subdivision consisting of 14 residential lots, one street lot, and two open space lots. The project would include construction of 14 single-family homes and the extension of Tyler Street, a public road, on 7.58 acres of the subject property. The remainder of the site (19.77 acres) would be preserved as open space. The project site is located at the current southern terminus of Tyler Street and is further identified by Assessor's Parcel Numbers 386-290-08, -09, -10, -13, -14, -20, -22, -24, and -26. The matching General Plan designation and zoning classification of the site is Low Density Residential (R-1) and Park/Open Space (P/OS), with the proposed development footprint within the R-1 zone.

The 14 residential lots would range in size from 15,000 square feet to 27,197 square feet, with each lot containing a one- or two-story single-family home ranging in size from 2,807 square feet to 3,701 square feet. The developed portion of the site, including yards and graded slopes, would be landscaped with fire-resistant plants and trees. Primary vehicular access to each of the homes would be provided via individual driveways from Tyler Street.

**ENVIRONMENTAL REVIEW**

An Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA). The analysis indicated that there will not be significant adverse impacts on the environment with mitigation. Mitigated Negative Declaration (MND) AEIS2017-8 (State Clearinghouse Number 2022100498) was prepared and advertised for public review from October 21, 2022 to November 21, 2022, and is recommended for approval. All comments received have been reviewed and considered, and no substantial new information has been received that has not already been analyzed in the MND. No revisions made to the MND in response to comments constitute substantial revisions as defined in State CEQA Guidelines Section 15073.5. A full discussion of the environmental issues and response to comments is found in the attached MND.

**FINANCIAL STATEMENT** *EB for HS* Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$419,089.58.



**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION** *MSB*

1. Conduct and close the Public Hearing; and
2. Adopt Mitigated Negative Declaration AEIS2017-8 and the Mitigation Monitoring and Reporting Program as complete and in compliance with the provisions of CEQA per the attached Resolution and authorize filing a Notice of Determination; and
3. Adopt the attached resolution approving Tentative Map TM2017-1; and
4. Adopt the attached resolution approving Development Review Permit DR2017-1.

**ATTACHMENTS**

Staff Report

Aerial Vicinity Map

Project Plans

MND Resolution

Exhibit A – Final MND

Exhibit B – MMRP

Resolution for Tentative Map

Resolution for Development Review Permit

## STAFF REPORT

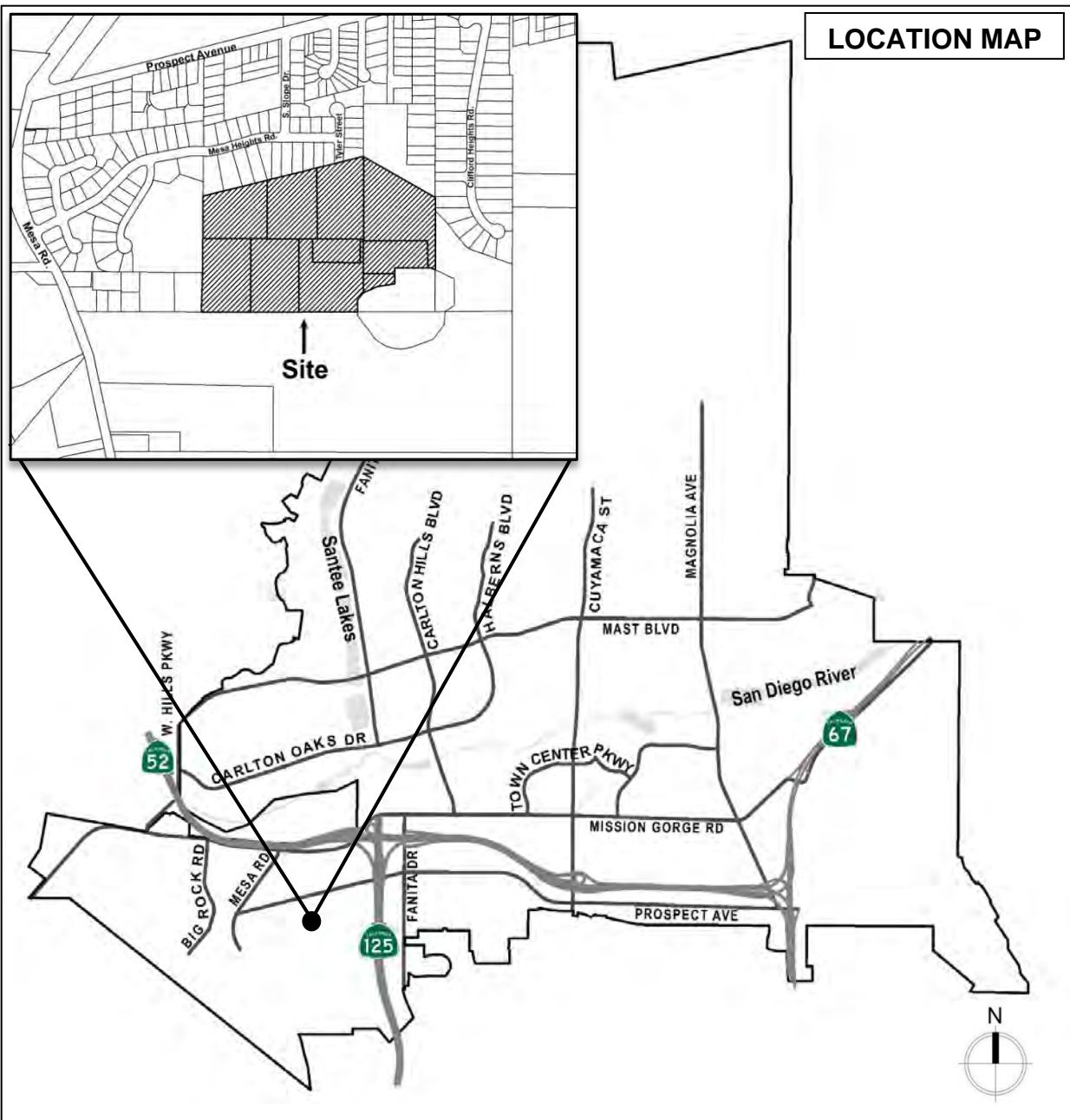
**PUBLIC HEARING FOR A TENTATIVE MAP (TM2017-1), DEVELOPMENT REVIEW PERMIT (DR2017-1) AND MITIGATED NEGATIVE DECLARATION (AEIS2017-8) FOR A PROPOSED 17-LOT RESIDENTIAL SUBDIVISION WITH 14 SINGLE-FAMILY HOMES ON AN UNDEVELOPED 27.35-ACRE PROPERTY LOCATED AT THE SOUTHERN TERMINUS OF TYLER STREET IN THE LOW DENSITY RESIDENTIAL (R-1) AND PARK/OPEN SPACE (P/OS) ZONES.**

**APPLICANT: MARK STEVE**

**APN: 386-290-08, -09, -10, -13, -14, -20, -22, -24, -26**

**CITY COUNCIL MEETING, APRIL 24, 2024**

Notice of the Public Hearing was published in the East County Californian on April 12, 2024. The Notice of Public Hearing was mailed to 57 owners of property within 300 feet of the property, including the owner of the subject property, by U.S. Mail on April 10, 2024.



**A. SITUATION AND FACTS**

1. Requested by ..... Mark Steve, Trustee
2. Land Owner..... Steve Family Trust
3. Type and Purpose of Request Residential subdivision development consisting of 14 single-family homes
4. Location South side of Tyler Street
5. Site Area 27.35-acre
6. Number of lots..... 17 lots (14 residential lots)
  
7. Hillside Overlay ..... Yes
8. Existing Zoning..... Low Density Residential (R-1) & Park/Open Space (P/OS)
9. Surrounding Zoning ..... North: Low-Medium Density Residential (R-2)  
South: Low Density Residential (R-1)  
East: Low Density Residential (R-1) & Park/Open Space (P/OS)  
West: Low-Medium Density Residential (R-2)
10. General Plan Designation..... Low Density Residential (R-1) & Park/Open Space (P/OS)
11. Existing Land Use ..... Vacant site
12. Surrounding Land Use ..... North: Single-family residential homes  
South: Vacant (Undeveloped low density residentially zoned)  
East: Vacant (Open space and undeveloped low density residentially zoned)  
West: Vacant – Open space
13. Terrain..... Upward north-to-south slope, with hillsides
14. Environmental Status ..... Mitigated Negative Declaration
15. APNs ..... 386-290-08, -09, -10, -13, -14, -20, -22, -24, -26
16. Within Airport Influence Area 1 ... Outside Airport Influence Area 1; Gillespie Field Airport Land Use Compatibility Plan consistency determination from Airport Land Use Commission not required.



## **B. BACKGROUND**

### **Existing Conditions:**

The 27.35-acre project site is currently undeveloped and located on the southern terminus of Tyler Street. The site slopes from approximately 430 feet above sea level at the northern property line to approximately 640 feet above sea level at the peak of the hillside and slopes down to approximately 530 feet above sea level at the southern property line. The site includes an ephemeral channel and grassland, coastal sage scrub and chaparral habitat.

The project is located to the east of Mission Trails Regional Park. The project site is bounded on the north by Tyler Street and single-family homes, on the west by Mesa Road and single-family homes, on the east by open space and single-family homes, and on the south by open space and Grossmont College. Padre Dam Municipal Water District owns land adjoining the project site to the south with an access easement through the subject property.

## **C. PROJECT DESCRIPTION**

### **Overview:**

The project is a request for a Tentative Map and Development Review Permit to create a 17-lot subdivision consisting of 14 residential lots, one street lot, and two open space lots. The project would include construction of 14 single-family homes and the extension of Tyler Street, a public road, on 7.58 acres of the subject property. The remainder of the site (19.77 acres) would be preserved as open space.

The 14 residential lots would range in size from 15,000 square feet to 27,197 square feet, with each lot containing a one- or two-story single-family home. Three architectural concepts have been provided for the proposed homes: Plan A consists of a two-story, 2,807-square-foot home with a two-car garage and a maximum height of 25 feet, 9 inches; Plan B consists of a two-story, 3,871-square-foot home with a three-car garage and a maximum height of 23 feet, 10 inches; and Plan C consists of one-story, 3,781-square-foot home with a three-car garage and a maximum height of 19 feet, 2 inches. All buildings would be constructed with a combination of siding, stucco, and cultured stone finishes and concrete tile roofing. The developed portion of the site, including yards and graded slopes, would be landscaped with fire-resistant plants and trees. The planting areas would be irrigated with an automatic drip and spray irrigation system with a rain-sensing shutoff device.

Primary vehicular access to each of the homes would be provided via individual driveways from Tyler Street, which would be extended from its current terminus and built as a cul-de-sac. Access to Padre Dam Municipal Water District property would be maintained at the end of the proposed cul-de-sac through a proposed driveway.

The proposed development footprint is outside of the Park/Open Space (P/OS) Zone within the Project site, which will be maintained as open space in perpetuity through a conservation easement. Approximately 19.77 acres of the project site would be preserved as open space with the creation of two open space lots with conservation easements (Lots B and C), representing approximately 72% of the site. Lot B, which is approximately 19.47 acres, contains high-quality coastal sage and chaparral habitat and Lot C, which is

approximately 0.3 acres, contains an ephemeral channel. The development footprint of the site avoids development within high-quality habitat and the ephemeral channel. Lots B and C will be maintained by a Homeowners Association (HOA). The fuel modification zones associated with the development footprint of the site will be maintained by the individual homeowners.

## **D. ANALYSIS**

### **General Plan/Zoning Consistency:**

The project is consistent with the General Plan and Zoning Ordinance. The development footprint, which consists of 14 single-family residential lots and a street, is within the R-1 Zone, which is intended for residential development characterized by single-family homes on large lots at least 15,000 square feet in size with a density between one and two dwelling units per acre that is responsive to the natural terrain and minimizes grading requirements. As the development footprint of the project avoids the Park/Open Space (P/OS) zoning on the site and the area of the site zoned Park/Open Space will be maintained as open space in perpetuity through a conservation easement, the proposed project would also be consistent with the P/OS Zone.

The proposed development is also in the Hillside Overlay District. The proposed development is consistent with the Hillside Overlay District as it would maintain the natural open space character of the site, protect natural land forms, minimize erosion, provide for public safety, and protect water, flora and fauna resources in harmony with the environment. The proposed development preserves the majority of the high-quality coastal sage and chaparral habitat onsite, including habitat occupied by the San Diego cactus wren and Coastal California gnatcatcher. The development footprint is located in a lower lying portion of the site, reducing the need for grading and preserving the surrounding natural hillsides and ridgelines. The development footprint also avoids an ephemeral channel on the site, additionally protecting water and flora and fauna resources on the site. The development also avoids geologically hazardous areas of the site and includes fuel modification zones with fire-resistant landscaping in support of public safety (see pages 1, 16, 17, 27, 57 of MND/Initial Study).

### **Compatibility with On-site and Adjacent Land Uses:**

The proposed project is compatible with the existing single-family developments in the immediate vicinity. The project proposes a density of 1.6 dwelling units per acre with a range of lot sizes from 15,000 to 27,197 square feet and a maximum building height of 25 feet 9 inches (two-stories). The nearby single-family residential lots range from 9,000 to 27,000 square feet and the single-family homes consist of single story and two-story residences. The project includes 6-foot-high tubular steel view fencing with decorative tan split-face block pilasters along the property lines.

### **Zoning Requirements:**

Development Standards: The site would be subject to the development standards in the R-1 zone, which are delineated in Chapter 13.10 of the Santee Municipal Code. The maximum density for R-1 zone is two dwelling units per acre. The project proposes a density of 1.6 dwelling units per acre. The required minimum lot size is 15,000 square feet, with an average lot size of 20,000 square feet and the proposed residential lots all exceed 15,000 square feet with an average lot size of 20,692 square feet between all 14 residential lots. The maximum allowable height is 35 feet or two stories. This project proposes two stories and a maximum height of 25 feet 9 inches. There is a 30 percent lot coverage limitation per lot, and the development proposes residential structure lot coverages that do not exceed 23.2 percent of their respective lots. The project complies with the minimum

setback requirements for the proposed homes, which are 20 feet in the front and rear yards and 10 feet in the side yards.

**On-Site Parking:** Parking requirements for single-family detached dwellings are established in Section 13.24.040(A)(1) of the Santee Municipal Code. Single-family detached dwellings must provide two parking spaces within a garage per unit. Two and three car garages would be provided for each proposed unit, with each proposed garage meeting the minimum interior garage dimensions of 20 feet by 20 feet. Each garage will also provide the minimum requirement of 150 cubic feet of storage space per unit.

Table 1: Development Standards Summary (R-1 Zone)

	Required	Proposed
Minimum Net Lot Area	15,000 square feet	15,000 to 27,197 square feet
Average Lot Size	20,000 square feet	20,692 square feet
Density	1-2 dwelling units/acre	1.66 dwelling units /acre
Minimum Lot Dimensions	100 ft. width/100 ft. depth	100 ft. to 130 ft. width / 170 ft. to 210 ft. depth
Maximum Lot Coverage	30%	7.3% to 23.2%
Maximum Height	35 feet (two stories)	19 ft. 2 in. to 25 ft. 9 in.; one and two stories
Setbacks		
Front	20 feet	20 to 37 feet
Side	10 feet	10 to 25 feet
Rear	20 feet	60 to 110 feet
Parking	2 spaces within a garage	2 & 3 car garages

**Safe Routes to School:**

The project would be served by Chet F. Harritt Elementary School and West Hills High School. The prospective routes to both schools have sidewalks along their entire lengths and sidewalks will be installed along the proposed extension to Tyler Street. Chet F. Harritt Elementary School, for elementary and middle school students, is approximately a 0.6-mile walk west of the proposed subdivision and West Hills High School is located approximately a 2.9-mile walk northwest of the subdivision, both of which have identified capacity to serve the project.

**Traffic:**

Due to the size and location of the 14-lot residential subdivision, the project is exempt from preparing a project specific traffic report. The project's trip generation rates are estimated using the City's Trip Generation rates. The City of Santee California Environmental Quality Act (CEQA) Transportation Analysis Screening identifies a project as a small project if it generates less than 500 daily vehicle trips per day. Since the project would generate 12 average daily vehicle trips per unit or 168 total average daily vehicle trips, the project is considered a small project and screened out from additional CEQA Transportation Analysis.

**Drainage:**

The existing site drainage is through an overland flow into an existing ephemeral channel

where it enters a storm drain system on Tyler Street and discharges into the San Diego River. The runoff from the east is urban and drains to the ephemeral channel onsite through a series of storm drains and brow ditches. With the proposed project, drainage will continue to flow into the existing storm drain system located at the terminus of Tyler Street. A brow ditch will be constructed at the top of the southwesterly slope directing runoff from the south eastward into the existing ephemeral channel and to the west around the project. The drainage from the west will be directed to a storm drainpipe where it will confluence with the existing storm drain system on Tyler Street. Runoff from the 14 homes and Tyler Street extension will flow into the curb and gutter and conveyed into a series of rain gardens/biofiltration basins on both sides of the street designed per City standards.

**Environmental Status:**

An Initial Study was conducted in accordance with the California Environmental Quality Act (CEQA). The analysis indicated that there will not be significant adverse impacts on the environment with mitigation. Mitigated Negative Declaration (MND) AEIS2017-8 (State Clearinghouse No. 2022100498) was prepared and advertised for public review from October 21, 2022, to November 21, 2022, and is recommended for approval. All comments received have been reviewed and considered, and no substantial new information has been received that has not already been analyzed in the MND. No revisions made to the MND in response to comments constitute substantial revisions as defined in State CEQA Guidelines Section 15073.5. A full discussion of the environmental issues and response to comments is found in the attached MND.

**Impact Fees:**

The proposed development would trigger the payment of development impact fees to the City in the estimated amounts as listed below:

Drainage . . . . .	\$ 61,054.00
Traffic . . . . .	\$ 63,686.00
Traffic Signal . . . .	\$ 6,580.00
Park-in-Lieu . . . . .	\$ 136,220.00
Public Facilities . . .	\$ 113,162.00
RTCIP Fee . . . . .	\$ 38,387.58
<b>Total</b>	<b>\$ 419,089.58</b>

**E. STAFF RECOMMENDATION**

1. Conduct and close the Public Hearing; and
2. Adopt Mitigated Negative Declaration AEIS2017-8 and the Mitigation Monitoring and Reporting Program (MMRP) as complete and in compliance with the provisions of CEQA per the attached Resolution and authorize filing a Notice of Determination; and
3. Adopt the attached resolution approving Tentative Map (TM2017-1); and
4. Adopt the attached resolution approving Development Review Permit (DR2017-1).

AERIAL VICINITY MAP  
Tyler Street Subdivision Project  
Tentative Map TM2017-1, Development Review DR2017-1, Mitigated  
Negative Declaration AEIS2017-8



The Tyler Street Project Plan attachment is available via the below link:

<https://www.cityofsanteeca.gov/home/showpublisheddocument/24635/638488705489845002>

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING AND ADOPTING A MITIGATED NEGATIVE DECLARATION  
(AEIS2017-8) AND A MITIGATION MONITORING AND REPORTING PROGRAM  
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR A  
PROPOSED 17-LOT RESIDENTIAL SUBDIVISION WITH 14 SINGLE-FAMILY  
HOMES ON AN UNDEVELOPED 27.35-ACRE PROPERTY LOCATED AT THE  
SOUTHERN TERMINUS OF TYLER STREET IN THE LOW DENSITY RESIDENTIAL  
(R-1) AND PARK/OPEN SPACE (P/OS) ZONES**

**APPLICANT: MARK STEVE  
APN: 386-290-08, -09, -10, -13, -14, -20, -22, -24, -26  
RELATED CASE FILES: TM2017-1 AND DR2017-1**

**WHEREAS**, on October 13, 2022, Mark Steve, Trustee of the Steve Family Trust, submitted a complete application for a Tentative Map TM2017-1 and Development Review Permit DR2017-1 for a 17-lot subdivision and the development of fourteen detached single-family dwelling units and three lots designated for open space, a public road, and landscaping on a 27.35-acre property located at the southern terminus of Tyler Street in the Low Density Residential (R-1) and Park/Open Space (P/OS) zones; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (“CEQA”), an Initial Study (AEIS2017-8) was completed for the Project, which determined that all environmental impacts of the Project would be less than significant with mitigation and a Mitigated Negative Declaration (MND) was prepared in accordance with CEQA, the State CEQA Guidelines, and the City’s local CEQA Guidelines; and

**WHEREAS**, pursuant to State CEQA Guidelines Section 15073, the Draft MND (State Clearinghouse Number 2022100498) was circulated for a 30-day public review period from October 21, 2022, to November 21, 2022; and

**WHEREAS**, on April 24, 2024 the City Council held a duly advertised public hearing on MND AEIS2017-8, TM2017-1 and DR2017-1; and

**WHEREAS**, during the public comment period, copies of the Draft MND, including technical appendices, were available for review and inspection at City Hall, on the City website, and on the California Office of Planning and Research (OPR) website; and

**WHEREAS**, four comment letters were received during the public review period, which did not raise any new environmental issues; and

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

**WHEREAS**, the Final MND consists of the Draft MND/Initial Study, comments and responses on the draft MND, and the Mitigation Monitoring Reporting Program (“MMRP”); and

**WHEREAS**, all the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City on connection with the preparation of

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

the MND, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project, as well, as feasible mitigation measures, have been adequately evaluated; and

**WHEREAS**, all of the findings and conclusion made by the City Council pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference, and not based solely on information provided in this Resolution; and

**WHEREAS**, no comments made in the public hearing conducted by the City Council, and no additional information submitted to the City, have produced substantial new information requiring substantial revisions that would trigger recirculation of the MND or additional environmental review of the proposed Project under State CEQA Guidelines section 15073.5; and

**WHEREAS**, prior to taking action, the City Council had heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the Initial Study, MND, comments on the MND received, all recommendations by staff, public testimony, and MMRP; and

**WHEREAS**, the MND reflects the independent judgement of the City Council and is deemed adequate for purposed of making decisions on the merits of the Project; and

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

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

**SECTION 1:** The City Council hereby finds that the recitals set forth above are true and correct and are incorporated herein as substantive findings of this Resolution.

**SECTION 2:** As the decision-making body for the Project, the City Council has reviewed and considered the Final MND and administrative record for the Project, including all oral and written comments received during the comment period.

- A. The City Council finds that the Final MND and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines.
- B. Based on the whole record before it, including, without limitation, the Final MND and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project are less than significant with mitigation. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts. The City Council finds that the Final MND contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.



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

- C. No new significant environmental effects have been identified in the Final MND and any changes to the Final MND including the replacement of mitigation measures with equal or more effective measures pursuant to Section 15074.1, in response to comments or otherwise, do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.
- D. The City Council approves and adopts Final MND AEIS2017-8 pursuant to Public Resources Code section 21080, subdivision (c) as Exhibit “A.”
- E. Pursuant to Public Resources Code section 21081.6, the City Council approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project, attached to this Resolution as Exhibit “B” and made a condition of Project approval.
- F. The City Council directs staff to file a Notice of Determination with the San Diego County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

**SECTION 3:** 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 24<sup>th</sup> day of April 2024, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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

Attachment: Exhibit A - Mitigated Negative Declaration  
Exhibit B - Mitigation Monitoring and Reporting Program (MMRP)

**EXHIBIT A**

**MITIGATED NEGATIVE DECLARATION**

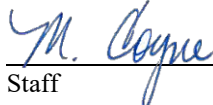
1. Name or description of project:	Tyler St. Subdivision. -- Applications for a Tentative Map (TM2017-1), Development Review Permit (DR2017-1), and Environmental Initial Study (AEIS2017-8) for the development of the Tyler Street Subdivision (project). The project involves the construction of 14 single-family dwellings and the extension of Tyler Street, a public road, on 7.58 acres (8.41 acres total disturbed) of a 27.35-acre property. The remainder of the site would be preserved. The project site is located at the current southern terminus of Tyler Street, further identified by Assessor's Parcel Numbers 386-290-08, -09, -10, -13, -14, -20, -22, -24, -26.
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	Unaddressed Assessor’s Parcel Numbers 386-290-08, -09, -10, -13, -14, -20, -22, -24, -26. The cross streets are Tyler Street and Mesa Heights Road.
3. Entity or Person undertaking project:	
A. Entity	
(1) Name:	
(2) Address:	
B. Other (Private)	
(1) Name:	Mark Steve
(2) Address:	4204 Jutland Drive, Suite A2, San Diego, CA 92117
<p>The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, and having reviewed the recommendation of the Lead Agency's Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency’s findings are as follows:</p> <p>The project is compatible with the Santee General Plan in that the proposed single-family residential dwellings are within the prescribed density range of the R-1 Low Density Residential district and meet the development standards of the district including lot size, lot dimension, and setbacks. The project is also consistent with Objective 5.0 of the Housing Element which encourages a wide range of housing types by location, type of unit, and price as it will provide nine new detached single-family dwellings.</p> <p>The Project site is physically suitable and has adequate infrastructure, including roads, water, sewerage, and electricity, to support the type of development and the density proposed. The Project would be developed in accordance with the Sustainable Santee Plan and will not contribute significantly to greenhouse gas emissions, nor frustrate the intent of state policy relative to greenhouse gas emissions.</p> <p>All potentially significant environmental impacts can be mitigated to less than significant levels through implementation of the mitigation measures identified in the Initial Study. Therefore, the Project would not result in significant impacts to the environment.</p>	
<p>The Lead Agency hereby finds that the Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.</p>	

The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Negative Declaration are as follows:

Michael Coyne, Principal Planner  
City of Santee  
10601 Magnolia Ave.,  
Santee, CA 92071

Phone No.: (619) 258-4100 x160

Date Received  
for Filing: \_\_\_\_\_

  
Staff \_\_\_\_\_

(Clerk Stamp Here)

Principal Planner \_\_\_\_\_  
Title

RESPONSES TO COMMENTS RECEIVED ON DRAFT MND/INITIAL STUDY

LETTER

RESPONSE

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U.S. FISH AND WILDLIFE SERVICE  
Carlsbad Fish and Wildlife Office  
2177 Salk Avenue, Suite 250  
Carlsbad, California 92008



CALIFORNIA DEPARTMENT OF  
FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, California 92123

In Reply Refer to:  
FWS/CDFW-2023-0016497

December 8, 2022  
*Sent Electronically*

Doug Thomsen  
Senior Planner  
City of Santee  
10601 Magnolia Avenue  
Santee, California 92071

Subject: Proposed Tyler Street Subdivision Project draft Mitigated Negative Declaration  
(SCH 2022100498)

Dear Doug Thomsen:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), collectively referred to as the Wildlife Agencies, have reviewed the draft Mitigated Negative Declaration (MND) and associated documents for the proposed Tyler Street Subdivision (Project) received on October 25, 2022. The comments and project details referenced here are based on information provided in those documents, as well as a site visit on November 17, 2022, attended by the Wildlife Agencies and the City of Santee (City).

The primary concern and mandate of the Service is the protection of fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and threatened and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Federal Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*), including habitat conservation plans (HCP) developed under section 10(a)(1)(B) of the Act. The Department is a Trustee Agency with jurisdiction over natural resources affected by the proposed project [California Environmental Quality Act (CEQA) Guidelines §15386] and is a Responsible Agency under CEQA Guidelines Section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (CESA; Fish and Game Code §2050 *et seq.*) and Fish and Game Code Section 1600 *et seq.* The Department also administers the Natural Community Conservation Planning (NCCP) Program, a California regional habitat conservation planning program. The City is in the process of developing an NCCP/HCP Subarea Plan under the Multiple Species Conservation Program (MSCP) Subregional Plan; however, a Subarea Plan (SAP) has not yet been adopted by the City or permitted by the Service or the Department. The Wildlife Agencies continue to meet frequently with the City in an effort to complete the Subarea Plan, which will be brought forward for public review. Comments below are based on applicable regulations, those noted discussions, and the Draft SAP.

A-1

A-1 This comment provides an introduction to the comment letter and provides the Wildlife Agencies' understanding of the proposed project. This comment does not raise a significant environmental issue regarding the adequacy or accuracy of the information provided in the MND. Therefore, no further response is required.

Doug Thomsen (FWS/CDFW-2023-0016497)

2

The proposed Project is located on an undeveloped 27.35-acre site in the southwestern portion of the City near the existing southern terminus of Tyler Road. The proposed Project would include construction of 14 single-family homes, an extension of Tyler Road, and associated improvements. The remainder of the site (approximately 19.45 acres) would, as proposed, be preserved in two open space easements (referred to in project documents as Lots B and C). Existing surrounding land uses include residential neighborhoods to the north and west and natural open space with some lower density residential to the east and south. A 0.91-acre existing "Diegan sage scrub" easement to the Padre Dam Water District (Padre Dam Diegan sage scrub easement) occurs in the southeastern portion of the Project site.<sup>1</sup> Per the proposed project plans provided to us, Zone 1 and 2 fuel modification areas for the Project would be confined to the development footprint, except for some Zone 2 areas that would extend into portions of Lot C and the Padre Dam Diegan sage scrub easement. The proposed Lot C intersects an ephemeral drainage that runs along the eastern and northeastern boundary of the Project site; this drainage supports an area of willow scrub. Per conversations on November 17, 2022, with Doug Thomsen of the City's staff, the proposed Project has recently been modified such that no fuel modification zones or any construction fill are currently proposed within the ephemeral drainage area on Lot C or the noted Padre Dam Diegan sage scrub easement.

The Project site is dominated by a relatively steep ridgeline running east-to-west through the site, gradually sloping down to a more shallow-sloped area in the northern portion of the site. Natural community types mapped on-site include Diegan coastal sage scrub, southern mixed chaparral, native grassland, nonnative grassland, disturbed southern willow scrub, and disturbed habitat. Per the Biological Assessment Report for the Project (BLUE 2022), biological surveys conducted on the Project site in 2013 included protocol-level surveys for coastal California gnatcatcher [*Polioptila californica californica*; federally threatened, state species of special concern (SSC)] and Quino checkerspot butterfly [*Euphydryas editha quino*; federally endangered] in addition to general biological and rare plant surveys. An updated general biological survey was conducted in 2016 to confirm that the status of the site had not changed significantly since 2013. Substantial areas of cactus scrub [thickets of cholla (*Cylindropuntia prolifera*) and prickly pear (*Opuntia* spp.) dominated stands of Diegan coastal sage scrub] occurs on the south-facing slope of the Project site, as observed by Wildlife Agency and Santee staff in the field.

Sensitive plant species detected or with a high potential to occur on the Project site include San Diego viguiera [*Bahiaopsis (Viguiera) laciniata*; California Rare Plant Rank (CRPR) List 4], San Diego goldenstar [*Bloomeria (Muilla) clevelandii*; CRPR 1B], decumbent goldenbush [*Isocoma menziesii* var. *decumbens*; CRPR 1B], and Palmer's grappling hook [*Harpagonella palmeri* var. *palmeri*; CRPR List 2]. Sensitive wildlife species detected or with a high potential to occur on-site include coastal California gnatcatcher (one pair with an active nest in 2013), coastal cactus wren [*Campylorhynchus brunneicapillus*; state SSC], southern California rufous-crowned sparrow [*Aimophila ruficeps canescens*; state watch list], Cooper's hawk [*Accipiter cooperii*; state watch list], Belding's orange-throated whiptail [*Aspidoscelis hyperythra*; state watch list], and coast horned lizard [*Phrynosoma blainvillii*; state SSC]. Host plants for Quino checkerspot

<sup>1</sup> The Padre Dam Diegan sage scrub easement is a "permanent easement for the establishment, maintenance, preservation, and reestablishment of the Diegan sage scrub plant community."

A-1

Doug Thomsen (FWS/CDFW-2023-0016497)

A-1

butterfly are present on-site. Similarly, a substantial number of host and nectaring plants for Hermes copper butterfly (*Lycuena hermes*; federally threatened) occur on-site. We consider both butterfly species as having a high potential to occur on the Project site. In addition, San Diego barrel cactus (*Ferocactus viridescens*; CRPR 2B.1) was observed on the south-facing slopes of the Project site by Wildlife Agency and Santee staffs.

No direct impacts to Diegan coastal sage scrub or cactus scrub are anticipated from the Project. Pursuant to the draft MND, impacts to sensitive plant and wildlife species would be reduced by siting the proposed development in what may potentially be a historically disturbed portion of the Project site and by implementing general biological mitigation measures during construction (e.g., biological monitors and temporary avoidance fencing). The Wildlife Agencies offer the following comments and recommendations to assist the City and the applicant in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources and to ensure the Project is consistent with the Draft SAP:

A-2

1. As proposed, the Project appears to meet the 30/70 development to preservation area ratio currently under discussion for the Draft SAP Standards Areas. The draft MND states that the Project site is not located within the Draft SAP Preserve and was not proposed for conservation under the plan; this was likely correct when the draft MND was released. The project area was shown as a Standards Area in a draft Preserve Map V12 (provided to the Wildlife Agencies on April 5, 2022) and as a Hardline Project in a more recent draft Preserve Map V13 (dated October 25, 2022). The final MND should clarify the status of the project site pursuant to the most recent version of the draft Subarea Plan as of the date of the final MND. Regardless of SAP mapping status, we recommend that the Project at a minimum meet the 30/70 development to preservation area ratio.

A-3

2. Per the draft MND, approximately 6.78 acres of sensitive habitats would be directly affected by the Project. Compensatory mitigation for these impacts is proposed by the applicant to occur off-site through the purchase of habitat mitigation credits. We are unclear as to why mitigation is currently proposed to occur off-site when a large proportion of the Project site is proposed to be preserved. We recommend the final MND require that the proposed Project provide for the permanent legal protection, biological monitoring, and ecological management in perpetuity of the 19.45 acres of the Project site that would not be directly developed.

A-4

3. Per the Biological Assessment Report and as observed in the field, the Project site supports California buckwheat (*Eriogonum fasciculatum*) and spiny redberry (*Rhamnus crocea*), the primary nectar source and host plants for the Hermes copper butterfly. We recommend focused surveys for Hermes copper butterfly be performed on the Project site, following the County of San Diego (County) guidance (see Attachment B, page 73, of the County's Report Format and Content Requirement for Biological Resources). If the site is determined to be occupied or if surveys are inconclusive, we recommend that final MND include a mitigation measure to avoid and minimize impacts to potentially suitable Hermes copper butterfly habitat by establishing appropriate buffers

**A-2** The project meets the 30/70 development to preservation area ratio. Of the 27.35 acres onsite, a total of approximately 29% of the Property, totaling 8.41 acres, are proposed to be impacted by the Project. A total of 19.45 acres (71%) of habitat are avoided and to be preserved by the Project. According to the current version of the draft Preserve map, the proposed project site is located in the Upland Standards Area. The Final MND has been updated to reflect this change.

**A-3** Compensatory mitigation for these impacts is no longer proposed by the applicant to occur off-site through the purchase of habitat mitigation credits. All mitigation will be completed onsite with the preservation of the avoided 19.45 acres (approximately 71% of the property) and placement of a managed Conservation Easement (CE) over those 19.45 acres. (See pages 5, 24, 31 of what.) The Final MND has been updated to reflect this change.

**A-4** Following the County of San Diego (County) guidance, project biologist Mike Jefferson conducted the six weekly surveys (negative), no more than one per week, over June/July for Hermes copper butterfly on the Project site. None were observed. Due to the lack of high-quality habitat and adjacent observations, none are expected to occur. (See pages 6 and 7 of what). Based on surveys conducted onsite, the site is not considered occupied by the Hermes copper butterfly. Placement of 19.45 acres of habitat in a Conservation Easement will preserve 71% of the property including patches of spiny redberry and California buckwheat. Buffers adjacent to the project footprint are included in the project to conform to the Fire Code. A condition of approval has been added to the project that reads: "Prior to approval of the grading permit, the applicant shall add a note onto the landscape plans that states 'Project-related landscaping shall not include exotic plant species that may be invasive to native habitats. Invasive exotic plant species include those listed on the California Invasive Plant Council's Invasive Plant Inventory. Any planting stock to be

Doug Thomsen (FWS/CDFW-2023-0016497)

4

A-4

and management around patches of spiny redberry and California buckwheat adjacent to the Project footprint. Such measures should provide for reduced propagation of Argentine ants within preserve areas adjacent to the proposed development, including elimination of irrigated landscaping and minimization of new brow ditches near preserve areas. These minimization measures would likely also benefit coast horned lizards through improved conservation of native ants within preserve areas.

A-5

4. The Biological Assessment Report identifies the presence of dot-seed plantain (*Plantago erecta*), a primary host plant for the Quino checkerspot butterfly, as occurring on-site. Focused surveys for Quino checkerspot butterflies were conducted on the site in 2013, and the species was not observed. Quino checkerspot butterflies can be difficult to detect in specific habitat patches because in some years no adults may be present (the most easily observed life stage), and larvae (caterpillars) are capable of remaining dormant for more than one year. Quino checkerspot butterflies are also capable of recolonizing sites from fairly long distances, at least 1 kilometer (0.6 mile) away. Therefore, we recommend updated focused surveys for this species be performed on the Project site.<sup>2</sup>

A-6

5. Figure 7 of the Biological Assessment Report includes mapped locations of "jewel flower," but the draft MND and Biological Assessment Report make no mention of this species. We recommend the final MND clarify what sensitive species is being represented on the map and include it in the list of sensitive plant species observed on the Project site.

A-7

6. Per the draft MND, approximately 0.61 acre of the total 1.24 acres of native grassland on-site would be directly affected by the Project.<sup>3</sup> The Wildlife Agencies are not aware of any native grassland mitigation credits available for purchase in San Diego County. Consistent with section 5.5.1.1 of the draft SAP, we recommend the City and applicant avoid impacts to native grassland (valley needlegrass grassland) to the extent practicable and incorporate restoration and enhancement within non-native grassland and native grassland areas in the on-site preserve as in-kind mitigation for impacts to this sensitive habitat. This restoration and enhancement should include native lily (*Lilium* sp.) and perennial bunch grass (e.g., *Pulpsia* sp.) salvage from the project

<sup>2</sup> Chapter 3 of the draft Santee Subarea Plan states "During implementation of the Subarea Plan, project surveys will be completed to document habitat and species presence on the ground prior to initiation of a Covered Activity to determine appropriate avoidance, minimization, and mitigation measures." Chapter 5 of the Subarea Plan also states under species-specific conservation standards that where suitable habitat for a covered species is found focused surveys must be conducted as a component of CEQA review.

<sup>3</sup> Note that the Wildlife Agencies generally define grasslands consistent with the following: "Vegetation scientists at NatureServe, the California Native Plant Society, and CDFW determine non-native [grassland] stands based on a rule of at least 90% cover of non-native species without evenly distributed or diverse native forbs and grasses at any time in the growing season. Conversely, a stand is considered native [grassland] if 10% or more relative cover consists of native taxa that are evenly distributed in the stand and present at any time during growing season" (CDFW 2022). Wildlife Agency staff observed substantial areas of valley needlegrass grassland in northern portion of the site on November 17, 2022, consistent with vegetation communities as described in Oberbauer *et al.* (2008). Please also see Sproul *et al.* (2011) regarding definitions of "vegetation dominated by herbs."

brought onto the project site for landscaping shall be first inspected by the landscape architect to ensure it is free of pest species that could invade natural areas, including but not limited to, Argentine ants (*Linepithema humile*)". No additional mitigation is required for the Hermes copper butterfly.

**A-5** Protocol surveys for the Quino checkerspot butterfly were conducted including all areas supporting *Plantago erecta*. No Quino checkerspot butterfly were found. The site is considered unoccupied. Due to the historic lack of quino observations onsite and in the region, additional protocol surveys or mitigation is not required.

**A-6** The final MND clarifies what sensitive species are being represented on the map and jewel flower has been included in the list of sensitive plant species observed on the Project site, as requested. (See page 18 of the Biological Assessment and page 15 of the MND/IS).

**A-7** Section 5.5.1.1 of the draft SAP is not available to the public for review at this time. The Project has been designed to avoid impacts to native grassland (valley needlegrass grassland) to the greatest extent practicable, and mitigation for the Project is the dedication of approximately 71% of the property as open space. A Conservation Easement will be established for the open space area which will require general stewardship of the property (i.e., trash cleanup and access control). Prior to grading, the applicant will prepare a long-term management plan for the open space. The Homeowners Association will be required to manage the Conservation Easement and long-term management plan until the Subarea Plan is approved, take permits are issued and a permanent Preserve Manager for this property is established. No additional mitigation is required. (See page 31 of the Biological Assessment).

Doug Thomsen (FWS/CDFW-2023-0016497)

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- A-7 footprint, ongoing invasive exotic plant control, and closure and restoration of unauthorized trails in the Project site preserve grassland areas.
- A-8 7. As noted above, it is our understanding from City staff that the proposed Project has been recently modified to avoid direct footprint impacts to the on-site Padre Dam Diegan sage scrub easement. Similarly, modifications to the Project's fuel modification zones and fill slopes to protect biological resources, including minimizing potential impacts to the ephemeral drainage area on site, have recently been made to the proposed Project. These important changes should be confirmed and detailed within the final MND.
- A-9 8. Page 5 of the Biological Assessment Report indicates that impacts to nesting migratory birds and raptors will be mitigated by limiting clearing activities to outside the standard avian breeding season (February 1–August 31) unless preconstruction surveys indicate that no nesting birds are present within 300–500 feet of the impact area. We recommend this mitigation measure be incorporated in the final MND for the proposed Project.
- A-10 9. Focused species surveys should be performed for western burrowing owl (*Athene cunicularia* ssp. *hypugaea*) on the Project site, consistent with section 5.5.8.1. of the draft SAP. Similarly, focused surveys for the least Bell's vireo (*Vireo bellii pusillus*, federally and state endangered) should be performed within the willow scrub/ephemeral drainage area in and near proposed Lot C.
- A-11 10. The draft MND acknowledges that the Project site is actively used by the surrounding residential community for unauthorized recreation (e.g. hiking, biking, pet walking) and contains multiple unauthorized trails. Given the presence of occupied California gnatcatcher and cactus wren habitat on-site, as well as potential Quino and Hermes copper butterfly habitat and native grasses, any public access should be located outside of the preserve areas. The Wildlife Agencies are willing to work with the City to identify compatible public access within the development footprint (e.g., within the fuel modification zone), if needed. The final MND should further identify what measures will be put in place to prevent recreational impacts within the on-site preserved areas, such as: restoration of unauthorized trails, gating of the proposed utility easement access road through the extension of Tyler Street, and elimination of any public access to the preserve portion of the site from the proposed Project.
- A-12 11. The final MND should include details on how the management of the on-site preserve will be conducted and funded in perpetuity. A site-specific resource management plan, including projected costs, will be needed to accurately identify funding needs. The long-term funding and manager for the preserve portion of the property should also be identified. Additionally, we recommend use of a conservation easement consistent with California Civil Code 815, *et seq.*, versus an open space easement, to ensure conservation of the preserve in perpetuity. These measures (e.g., management plan, manager, funding endowment, conservation easement) should be subject to Wildlife Agency review and approval before initiation of any project-clearing activities on-site.

**A-8** The proposed Project has been recently modified to avoid direct footprint impacts to the on-site Padre Dam Diegan sage scrub easement. Similarly, modifications to the Project's fuel modification zones and fill slopes to protect biological resources, including minimizing potential impacts to the ephemeral drainage area on site, have recently been made to the proposed Project. The final MND has been updated to reflect these changes. (See pages 1, 15, 31 and 33 of the MND/IS).

**A-9** Potential impacts to nesting migratory birds and raptors will be mitigated by limiting clearing activities to outside the standard avian breeding season (February 1–August 31) unless preconstruction surveys indicate that no nesting birds are present within 300–500 feet of the impact area. This mitigation is indicated on page 5 of the Biological Assessment, and therefore is not a new mitigation measure. However, this mitigation measure has been added to the mitigation measures on page 26 of the Biological Assessment and Section IV of the Initial Study.

**A-10** A Biological Assessment was properly prepared for the project, which concluded that no burrowing owls were identified onsite, and none are expected to occur due to activity onsite and lack of suitable habitat. Further, as stated in the Biological Assessment, due to the disturbed nature of southern willow scrub on-site, the federally and state endangered least Bell's vireo was not observed onsite during the general species surveys and is not expected to occur on-site. Section 5.5.8.1 of the draft Subarea Plan cited by the commenter provides:

“a habitat assessment will be conducted by a City-approved biologist for every newly proposed project. The habitat assessment must include a survey of the proposed project site for Covered Species and suitable habitat. If no individuals or suitable habitat are found, the project applicant must submit a letter from the project biologist substantiating the claim. If individuals or suitable habitat are found or the



Doug Thomsen (FWS/CDFW-2023-0016497)

Specific to the Department:

A-13

12. The Department has authority over activities in streams and/or lakes that will divert or obstruct the natural flow; or change the bed, channel, or bank (including vegetation associated with the stream or lake) of a river or stream; or use material from a streambed. For any such activities, the project applicant must provide written notification to the Department pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, the Department determines whether a Lake and Streambed Alteration (LSA) Agreement with the applicant is required prior to conducting the proposed activities. Please visit the Department's Lake and Streambed Alteration Program webpage ([Lake and Streambed Alteration Program](#)) for information about LSA notification and online submittal through the Environmental Permit Information Management System (EPIMS) Permitting Portal.

A-14

We appreciate the opportunity to comment on the draft MND. If you have questions or comments regarding this letter, please contact [Heather Schmalbach](#)<sup>4</sup> of the Department at 858-775-7399, or [Jon Avery](#)<sup>5</sup> of the Service at 760-431-9440.

Sincerely,

JONATHAN SNYDER  
Digitally signed by JONATHAN SNYDER  
Date: 2022.12.08 14:06:32 -0800  
Jonathan Snyder  
Assistant Field Supervisor  
U.S. Fish and Wildlife Service

Digitally signed by David Mayer  
DN: cn=David Mayer, o=California Department of Fish and Wildlife

cc:  
State Clearinghouse, Sacramento,  
David Mayer, CDFW  
Karen Drewe, CDFW  
Heather Schmalbach, CDFW  
Jonathan Snyder, Service

<sup>4</sup> [Heather.Schmalbach@wildlife.ca.gov](mailto:Heather.Schmalbach@wildlife.ca.gov),  
<sup>5</sup> [jon\\_avery@fws.gov](mailto:jon_avery@fws.gov).

City does not agree with the conclusions of a negative habitat assessment, focused surveys for this species must be conducted within suitable habitat (including modeled habitat) by a City-approved biologist during the appropriate field conditions for detection prior to any proposed impacts (e.g., as a component of CEQA review).”

The Biological Assessment, prepared by Senior Biologist Michael Jefferson, found no least Bell’s vireo individuals and concluded no suitable habitat for western burrowing owl. The City has not contested the conclusions of the Biological Assessment. As such, focused surveys are not required.

Additionally, CEQA requires mitigation for identified significant impacts. No additional mitigation is required. However, as part of the long-term management plan for the open space (see response to comment 7), observations of any federally and state endangered species will be recorded.

A-11 Measures will be put in place to prevent recreational impacts within the on-site reserved areas, such as creation of a Conservation Easement (CE), management of the CE with funds from perpetual endowment, posting no trespassing and habitat preserve notifications, gating of the proposed utility easement access road through the extension of Tyler Street, and elimination of any public access to the preserve portion of the site from the proposed Project. (See pages 16-17 of the MND and also Response to Comment 7).

A-12 A Conservation Easement consistent with California Civil Code 815, et seq. will be created and recorded to ensure conservation of the preserve in perpetuity. The management of the on-site preserve CE will be conducted and funded in perpetuity by the Homeowners Association until the Subarea Plan is approved, take permits are issued and a permanent Preserve Manager for this property is established. A site-specific CE Habitat Management Plan, including projected costs, will be prepared by the identified CE manager to

Doug Thomsen (FWS/CDFW-2023-0016497)

7

## LITERATURE CITED

[BLUE] BLUE Consulting Group. 2022. Biological Assessment Report for the Tyler Street Residential T.M. City of Santee. July 15, 2022.

[CDFW] California Department of Fish and Wildlife. 2022. Natural Communities, Semi-Natural Stands and Addressing Grasslands and Flower Fields. <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities>.

Oberbauer, T., M. Kelly, and J. Buegge. 2008. Draft Vegetation Communities of San Diego County. Based on "Preliminary Descriptions of the Terrestrial Natural Communities of California", Robert F. Holland, Ph.D., October 1986. [https://www.sandiegocounty.gov/content/dam/sdc/pds/ccqa/Soitec-Documents/Final-EIR-Files/references/rcref/ch9.0/rcrefaletters/014%202014-12-19\\_OberbauerTM2008.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/ccqa/Soitec-Documents/Final-EIR-Files/references/rcref/ch9.0/rcrefaletters/014%202014-12-19_OberbauerTM2008.pdf)

Sproul, F., T. Keeler-Wolf, P. Gordon-Reedy, J. Dunn, A. Klein, and K. Harper. 2011. Vegetation classification manual for western San Diego County. Prepared for San Diego Association of Governments by AECOM, California Department of Fish and Game Vegetation Classification and Mapping Program, and Conservation Biology Institute. [https://sdmmp.com/upload/projects/20160330\\_2357\\_94.pdf](https://sdmmp.com/upload/projects/20160330_2357_94.pdf)

accurately identify funding needs. (See pages 16-17 of the IS/MND)

**A-13** Comment noted. For any such activities related to the proposed removal of dead and non-native material from the drainage area, the project applicant shall provide written notification to the Department pursuant to section 1600 et seq. of the Fish and Game Code.

**A-14** This is a closing comment and does not raise a significant environmental issue regarding the adequacy or accuracy of the information provided in the MND. Therefore, no further response is required.

# LETTER

# RESPONSE

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

## California Department of Transportation

DISTRICT II  
4050 TAYLOR STREET, MS-240  
SAN DIEGO, CA 92110  
(619) 709-5152 | FAX (619) 688-4299 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



November 17, 2022

11-SD-52  
PM 14.469  
Tyler Street Subdivision  
MND/SCH#2022100498

Mr. Doug Thomsen  
Senior Planner  
City of Santee  
Department of Development Services  
10601 Magnolia Avenue  
Santee, CA 92701

Dear Mr. Thomsen:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration (MND) review for the Tyler Street Subdivision, located near State Route 52 (SR-52), in the city of Santee. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with Caltrans' mission and state planning priorities.

Safety is one of Caltrans strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the City of Santee in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections

"Provide a safe and reliable transportation network that serves all people and respects the environment"

**B-1** This comment states the roles and responsibilities of Caltrans. This comment does not raise a significant environmental issue regarding the adequacy or accuracy of the information provided in the MND. Therefore, no further response is required.

**B-1**

# LETTER

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**B-1** between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

### Evaluation of Environmental Impacts – XVII. Transportation

Caltrans is not in agreement with the following statement (Initial Study Form pg. 33-34), "The site is in a High Quality Transit area because it is within 1/2 mile from a bus transit service. The Project is approximately 1,300 feet from Prospect Street with access to public bus service and would therefore have less than significant transportation impact."

**B-2** The project site being near public bus service does not necessarily equate to being near a "High Quality Transit" stop or facility. The *Technical Advisory on Evaluating Transportation Impacts in CEQA* dated December 2018 published by the Governor's Office of Planning and Research (OPR) Page 13 references Pub. Resources Code, Section 21064.3 " 'Major transit stop' means a site containing an existing rail transit station, a ferry terminal serviced by either a bus or a rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods."

The nearest transit bus stop is on Mission Gorge Road, about a mile away from the project site. San Diego Metropolitan Transit System (MTS) bus route 834 has a frequency of service interval of every 60 minutes. There are no transit services on weekends and holidays for this route. Based on the definition of "Major transit stop" by OPR the intersection of this bus route would not qualify High Quality Transit Service. Even though SANDAG prepared certain streets/roads in San Diego County for qualifying transit routes according to the Affordable Housing and Sustainable Communities Program Guidelines (AHSC) in 2015, Prospect Street is one of them. Currently, MTS has no transit service on Prospect Street in the city of Santee.

**B-3** The project would typically generate 140 trips per day, which is above the 110 trips threshold in the technical guidance from the Governor's Office of Planning & Research.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

# RESPONSE

**B-2** The City properly adopted the City of Santee VMT Analysis Guidelines in April 2022 which set forth the applicable thresholds of significance and methodology related to VMT analysis in the City. Per the City's VMT Analysis Guidelines, projects located in a transit accessible area are screened from VMT analysis and presumed to have less than significant transportation impacts related to VMT.

Projects located within a half-mile radius of an existing major transit stop or an existing stop along a high-quality transit corridor may be presumed to have a less-than-significant impact absent substantial evidence to the contrary. The City defines "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. "High quality transit corridor" means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute periods. (VMT Analysis Guidelines, p. 8.) The City also provides a map of major transit stops and high quality transit corridors in Appendix D of the City's VMT Analysis Guidelines. The Prospect Avenue bus stop is depicted as a transit stop along a transit route within the City and would provide service to the site. However, pursuant to this comment, and to clarify the status of nearby transit, the MND will be revised as follows:

"The site is in a High Quality Transit area because it is within 1/2 mile from a bus transit service. The Project is approximately 1,300 feet from Prospect Street with access to public bus service. The Project is also a small project generating less than 500 ADT and would therefore have less than significant transportation impact."

It should also be noted the project would not impede implementation of plans for mass transit or bicycle or pedestrian facilities. The project proposes sidewalks, which will provide access to the nearest bus station located

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**B-4**

If you have any questions, please contact Mark McCumsey at (619) 985-4957 or by email at [mark.mccumsey@dof.ca.gov](mailto:mark.mccumsey@dof.ca.gov).

Sincerely,

*Maurice A. Eaton*

MAURICE EATON  
Branch Chief  
Local Development Review

## RESPONSE

0.2 miles away. The project would not conflict with any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities including policies of the City General Plan and would not decrease the performance or safety of these facilities. As set forth more fully below, the project satisfies the City's screening criteria for small projects and the conclusion that VMT impacts are less than significant does not change based upon this clarifying revision. No new avoidable significant effects have been identified and recirculation of the MND is not necessary pursuant to State CEQA Guidelines section 15073.5.

**B-3** As noted above, City adopted its own VMT guidelines in 2022, which are specific to the City. Per Santee's VMT Analysis Guidelines, the threshold is 500 ADTs, rather than the 110 ADT threshold set forth in OPR's guidance. Projects that would generate less than 500 ADTs screen out of a detailed VMT analysis and are considered to have a less than significant traffic impact regarding VMT. The comment states the project would generate 140 ADT, which is below the City's threshold. Therefore, the project is presumed to result in a less than significant VMT impact, consistent with the conclusions in the MND.

**B-4** This is a closing comment which provides contact information. The comment does not raise a significant environmental issue regarding the adequacy or accuracy of the information provided in the MND. Therefore, no further response is required.

# LETTER

November 20, 2022

Doug Thomsen, Senior Planner  
City of Santee  
Department of Development Services  
10601 Magnolia Avenue  
Santee, CA 9071  
dthomsen@city\_of\_santeeca.gov

Dear Mr. Thomsen:

- C-1** { This letter addresses comments to the DRAFT MITIGATED NEGATIVE DECLARATION related to the applications for a tentative map (TM2017-1), Development Review Permit (DR2017-1) and the Environmental Initial Study (AEIS2017-8) for the development of the Tyler Street Subdivision (project). The application is to construct 14 single family dwellings and the extension of Tyler Street, a public road. The Project specifically references parcel numbers 386-290-08, -09, -10, -13, -14, -20, -22, -24 and -26 which match zoning and General Plan designation as low density residential (R-1) and park/open space (P/OS). For the record that I am strongly opposed to this project.
- C-2** { As a 23+ year resident and original homeowner of a property directly adjacent to and highly impacted by the Tyler Street project, it is my right and my personal obligation to express concerns regarding the initial study. The study appears to be inconsistent with my observations of the proposed land and the report itself is contradictory with respect to the environmental factors presented. Although the factors of the project are looked at individually, the cumulative impact of all factors taken together is of greatest importance when considering whether to approve or deny the project.
- C-3** { Some of the terms used in the report are subject to individual interpretation. The understanding and interpretation of words can change the outcome of this application significantly based on the boxes checked for each factor. For example, what one considers a "potentially significant" or "less than significant" impact can vary considerably from person to person, expert to expert, neighbor to neighbor.
- C-4** { Take, for instance, the term "view," defined as a "highly valued" landscape for the benefit of the general public. That which is "highly valued" to one may have a significantly different value to another. Of course, the more personal the impact, the more significant an issue will be, irrespective of each check box on a form. As such, my sense of "impact" may be very different from that of the builder, a business that will profit from this project, or the Steve Family Trust, who will also profit. While those businesses stand to profit from this venture, I, along with many of my neighbors, will likely see our home value reduced and our quiet enjoyment of our home negatively impacted. In addition, we will likely see a negative impact to the surrounding environment that will extend far beyond the period of construction. This is a decision that has the potential to create a material negative impact for me and my neighbors for a lifetime, not just a phase of building. I do not take this application lightly or as just a formality.
- C-5** { The Initial Study identified "that the project could have some potentially significant impacts on the environment, but these effects would be less than significant with proposed mitigation". My very strong view is that the proposed mitigation steps will not materially reduce the negative impact on this neighborhood and the surrounding ecosystem. The project would have significant ongoing negative impacts within the immediate residential area and any sight line of the impacted area. Additionally, there are impacts to safety, wildlife, protected and unprotected plants, open space and serenity, the water supply and other unmentioned factors. There are also negative impacts to the personal quality and comfort of life that are cherished today by all in our neighborhood. The sights and sounds of nature are therapeutic, the sounds of humans, less so.

# RESPONSE

- C-1** This comment provides an introduction to the letter from Susan Plummer. The comment is introductory in nature and does not raise a specific issue with the adequacy of the MND or raise any other CEQA issue. Therefore, no further response is required or provided.
- C-2** The comment raises concern that the MND is inconsistent with the commenter's personal observations of the Project site and contradicts the environmental factors presented. The comment further states that the cumulative impacts of the Project is of greatest importance when the City considers approval of the Project. The comment does not raise a specific issue with the adequacy of the MND other than to generally state that the MND does not match the commenter's personal observations and that the City's decision-makers must prioritize cumulative impacts at the time of its decision. Therefore, no further response is required or provided.
- C-3** The comment states that the terms used in the MND are subject to individual interpretation such that what one considers a "potentially significant" or "less than significant" impact can vary depending on the person, expert, or neighbor. However, under CEQA, the lead agency is responsible for determining whether an adverse environmental effect should be classified as "significant" or "less than significant." (State CEQA Guidelines, § 15064(b)(1).) The lead agency identifies the threshold of significance to be used for a project, which is "an identifiable quantitative, qualitative or performance level of a particular environmental effect." (State CEQA Guidelines, § 15064.7(b).) Once such thresholds are established, an impact that complies with the applicable threshold will normally be found insignificant, and an impact that does not comply with the applicable threshold will normally be found significant. (State CEQA Guidelines, § 15064.7(a).) A "significant effect on the environment" is also explicitly defined in the State CEQA Guidelines (State CEQA Guidelines, § 15382).

# LETTER

# RESPONSE

Following is an outline of general concerns related to the project followed by highlights of specific sections of the report that are quite concerning to me and my neighbors.

- C-6** (1) Aesthetics
  - a. Very negative impact on current and future residents as open space and environmental factors are negatively impacted with open space disruption.
  - b. Project would in fact impact view from public property (see figures 1 thru 5 at the end of the document).
  - c. The “view” from public streets and private homes are subject to obstruction of the hills and natural scenery with the development of this project. Although not entirely a public view issue, it’s a significant reason the surrounding properties are valued as they are for their views and privacy.
  - d. Noise, dust and light pollution will all negatively affect current residents and mitigation measures are not adequate. Sitting outside today there is solitude, quiet and evening darkness. 14 houses would disrupt that freedom and overall quality of life. Many of these disruptions extend well beyond the building period and last through the lifetime of the project.
- C-7** (2) Protected species of plants and wildlife
  - a. They would in fact be negatively impacted – especially two protected plant species specifically noted in the report (diegan sage scrub and willow scrub).
  - b. Several claims made about migratory animal behavior do not appear to be supported by any cited study. Where is the supporting authoritative evidence?
  - c. Coyotes, rabbits, snakes and other animals utilize the field as their primary habitat and source of food. Not only are these animals important to the overall environment, they provide entertainment and meaningful enjoyment for the surrounding residents.
- C-8** (3) Biological Impacts – This entire section is does not represent reality and appears to be fluff language with no support but where most sensible humans would not agree with the written words in the document. The stated impacts are significant although noted as Indirect. Indirect or direct, they are severe negative impacts.
- C-9** (4) Geology, soil and water runoff
  - a. Repeated claims of it being “relatively flat” do not seem to be support by photographic evidence or visual observations.
  - b. Water runoff and erosion will almost certainly be an issue – especially when our overdue rains come in the next few years.
  - c. The stability of the soil is questionable. The topography suggests prior land shifts and ongoing concern of shifts in existing properties during building.
    - i. A local resident had their land studied before rebuilding their house following a fire. At that time, a licensed consulting civil engineer was brought in by the homeowners to assess the stability of their land and the surrounding area. I had a direct conversation with that engineer who stated that *building in the field area was not possible or advisable due to a prior land shift*. While I have no written documentation of this claim, this conversation with a qualified civil engineer gives me deep concern about this project. It would seem that at a minimum, the full impact of the prior land shift and potential for future land shifts should be studied more directly. Those findings should have a direct impact on any decision to approve or deny this project.
    - ii. Currently stated “mitigation” factors against a future land shift appears to be limited to “3 foot walls.” This would seem to be a wholly inadequate mitigation for a potential downstream disaster.
    - iii. When I purchased my home in 1999, I recall hearing from the Prospect Hills II sales staff that building in the field below my fence line could not happen. I don’t recall the reason they gave at the time, but it seems likely it was based on the same concern I spoke to the civil engineer about.

The comment does not raise a specific issue with the adequacy of the MND or raise any other CEQA issue. Therefore, no further response is required or provided.

**C-4** The comment states that the term “view”, which is defined as a “highly valued” landscape for the benefit of the general public, may have a different value to the builder as it does to the commenter. The comment also states that the more personal the impact, the more significant of an issue it will be. For example, the commenter raises concern that the project will have negative impacts to her and her neighbors’ home values and the quiet enjoyment of their homes. She also states that the project will have a negative impact for a lifetime, not just for a phase of building.

In determining whether an environmental impact is significant, “the question is whether a project will affect the environment of persons in general, not whether a project will affect particular persons.” (Clews Land & Livestock v. City of San Diego (2017) 19 Cal.App.5th 161, 196.) Moreover, CEQA requires that the lead agency consider only the project’s potential changes to the physical environment. Social or economic impacts alone (such as the economic values of the neighboring homes and the neighbors’ personal enjoyment of those homes) are not changes in physical conditions and therefore the City is not required to evaluate these issues in the MND. The comment does not raise a specific issue with the adequacy of the MND. Therefore, no further response is required or provided.

**C-5** The comment states that the mitigation proposed in the MND will not reduce the potentially significant impacts to less than significant, including impacts to safety, wildlife, plant species, open space, and water supply. The comment also raises concern that the project will have negative impacts to the personal quality and comfort of life of the neighbors, including noise caused by humans.

# LETTER

# RESPONSE

Perhaps it was only a sales tactic, but when taken along with the civil engineer's view, it seems significant.

- d. The report suggests that the area has become a trash dumping ground and would be improved by a "clean up" is completely overstated. Perceived trash accumulation is unnoticeable by most residents adjoining the property. The "trash" that I see from my property was the homemade recreational creations of a prior neighbor which is covered by natural brush. If it means me moving the "trash" to prevent a development, I'll be in that field immediately and drag the "trash" out.
- e. "Green trash" dumping can be mitigated now by informing residents if they are out of code. Residents may not be aware of the boundaries.

(5) Cumulative Effect (last few sections)

- a. The cumulative effect of all the items noted above and others in the initial study are significant when taken together and will absolutely negatively affect current property owners. There is the potential to lower home values at some level as the freedom of open space, wildlife, nature and fresh air are compromised.
- b. It would be knowingly harmful to current residents and reckless by the City to approve this project in light of those cumulative effects.

IN SUMMARY: I strongly urge you to not approve the Tyler Street draft mitigated negative declaration application or the associated project. I believe the environmental impact is significantly detrimental to homeowners, nearby residents, the surrounding ecosystems, the general public deprived of distinctive unspoiled hill views as well as other impacts we can't easily identify at this time. There are also factors beyond purely environmental ones that are not taken into account with this mitigated negative declaration. The report feels narrowly focused in ways contrary to the interests of many Santee residents, especially those of Prospect Hills I and II and other surrounding developments. The scoring methodology used seems to completely disregard the impact on existing residences, rear yards and quality of living comfort, suggesting those impacts have little to no value where development is concerned. While my strong view is that the land should be left in its current semi-natural state, 14 single family homes are clearly preferable to higher density condos or apartments. From my perspective, the negative environmental impact from the project and reduction of open space is very impactful on me and the surrounding community and is not made "less than significant" by any of the mitigation steps described in the report. This report feels more like a formality than a true consideration of the environment that will directly be impacted by the approval of this application.

As to potential impacts to the neighborhood or serenity, social or economic impacts alone are not changes in physical conditions and therefore the City is not required to evaluate these issues in the MND. Regarding "sounds of humans," pursuant to the newly enacted Assembly Bill 1307, noise generated by occupants of residential projects is not a significant effect on the environment under CEQA. The project site is located in an existing developed area with access to major roadways that would allow for emergency evacuation. In addition, the project has been reviewed and approved by the Fire Marshal with the preparation, coordination and approval of a Fire Protection Plan (FPP; Dudek, 2022). Through this review, it has been shown that the project would not impair implementation of, or physically interfere with, emergency response and impacts would be less than significant. (IS/MND, p. 28.) Further, the project's access would be from continuation of the existing Tyler street directly into the residential community. No hazards would result from proposed design features, and no incompatible uses have been identified in the project area that would increase hazards. (IS/MND, p. 44.) Accordingly, impacts related to safety are less than significant.

The proposed Project will impact no sensitive plant or wildlife species. As designed, proposed Project impacts are located within the portion of the site that had been historically impacted/disturbed and the furthest away from the steep-slopes leading up to the ridgeline and the onsite sensitive upland habitats. As a result, all areas supporting sensitive species are proposed to be avoided and preserved. (IS/MND, p. 12.) Regarding water supply, increase in demand related to the project can and would be provided to the proposed project by the Padre Dam Municipal Water District, which issued a Water Availability letter stating that it has the facilities to serve the project in April 2021. (IS/MND, p. 47.) Any impacts on water supply are less than significant.



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Significant Sections and comments for further reference purposes of the Initial Study:

PAGE 2

9. Diegan Sage scrub does appear to be affected.

*"To the west and south/west is existing Open Space. The existing onsite Open Space easement was created by Padre Municipal Water District in 1992 for the protection of Diegan sage scrub."*

Why is it OK to now abandon that protection with this development?

10. Seems there is an obligation to protect Onsite Willow scrub as well:

*California Department of Fish and Game (CDFW) – Streambed Alteration Agreement (SAA - 1600 series) notification for completing the required impact neutral FMZ 2 maintenance activities within the preserved (OS) onsite willow scrub.*

Project seems to be ignoring this requirement.

Bottom of page 2

*ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:  
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.*

Why are no boxes checked? Some should be checked. Seems at a minimum boxes should be checked for: Aesthetics (yes), Biological resources, Geology / Soils (yes – based on discussion with the engineer), Hydrology/drainage (maybe), Noise (yes), Air quality (yes - during construction. Abatement measures seem inadequate.)

PAGE 3

Top Line Statement by Planner

*I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.*

Strongly disagree that the negative factors have been mitigated. The 54 page report is not a substitute for the quality of life that will be disrupted by the proposed Tyler Street development.

Item 3)

*If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required*

Were the responses to the impact specifically planned to not have "potentially Significant Impact" checked to eliminate the requirement of an Environmental Impact Report? Seems a bit odd given the amount of grading and improvements needed to support building.

The comment does not raise a specific issue with a particular mitigation measure or the adequacy of the MND. Moreover, the comment does not submit supporting data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts. (State CEQA Guidelines, § 15204(c).) Therefore, no further response is required.

**C-6** The comment raises concerns with the aesthetic impact analysis in the MND, in particular that the project will have a negative impact on current and future residents as open space will be disrupted; the project will impact views from public property; the view from public streets and private homes are subject to obstruction of the hills and natural scenery as a result of the project; the project will have significant impacts on noise, dust and light pollution. The comment refers to Figures 1 through 5 that are located at the end of the comment letter.

See Response A-4 on discussion of CEQA impacts on the environment in general, as opposed to particular people.

According to the MND, the 27.35 acres of the project site, only 8.41 acres are proposed to be impacted to be developed with housing. (IS/MND, p. 1.) The remaining 19.45 acres (approximately 71% of the onsite high quality habitat) will remain as open space. (IS/MND, p. 1.) Moreover, the project site is zoned for Low Density Residential (R-1) and Open Space use, and therefore the project as proposed is consistent with existing land use and zoning designations. The IS/MND looked at public views from various existing and proposed condition views surrounding the project site, and determined that while the project would alter the existing aesthetic characteristics of the project site, it would not be visible from the existing public right of way areas. (IS/MND, p. 5.) These impacts would only be visible from a limited number of vantage points, either from immediately adjacent rear yards of the surrounding residences or from public vantage points located adjacent to the project site from the

PAGE 4

I. AESTHETICS - area of the report with most objections and discretion/opinion

- Located within City of Santee Multi-Habitat Planning Area (MHFA), the preserve system of the City's Multiple Species Conservation Program (MSCP).
- A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public

The report specifically notes on page 5, section c "the proposed project would alter the existing aesthetic characteristics of the project site from a limited number of vantage points: all from immediately adjacent rear yards of the surrounding residences. As a result, unless you are at the proposed entry to the development, the project would not be visible from the existing public right of way areas. NOT TRUE

More specifically, those noted homes with "vantage points" on Clifford Heights are a majority, if not all of the homes, that have a direct vantage point of the open space and a key reason for purchasing our homes. This significant impact is not taken lightly as it provides reasons we love our homes beyond just the aesthetic views.

If "all from immediately adjacent rear yards" isn't that significant although not public? Most residents spend more time in their rear yards than in their front yards which is why we've spent a lot of money upgrading and living in rear yards. The proposed development would more than significantly impact that lifestyle, enjoyment, privacy, serenity and reason for valuing our homes the way we do.

One could argue that the scenic view from each peak looking west would be affected. (See Fig 1 and 2 below). Driving up Clifford Heights Road looking between existing houses and looking over the field at the end of Barbara Jean, will significantly change from open space to homes, block walls and whatever the imagination can interpret from the drawings provided with the initial study.

Last paragraph on Page 4 seems very important:

*The Santee General Plan Community Enhancement Element describes numerous topographic features in the City and the surrounding vicinity as providing distinctive views and vistas from developed portions of the City. Although the Santee General Plan does not designate specific scenic vistas in the City, the major ridgeline and hillside systems provided by undeveloped areas of the northern portion of the City, including the project site, present a large portion of the views and vistas in the City.*

Paragraphs 3 & 4 on Page 5 tries to brush it off.

*With the proposed house pads at elevations ranging from 433 to 504.5 feet, the project would not be seen from areas such as Mission Trails Regional Park or Prospect Avenue (closest main street, to the north) due to the intervening distances between these areas and the project site and the existing developed nature of the surrounding landscape.*

*Therefore, the project will have a less than significant impact on the distinctive views and vistas from within the developed portions of the City*

Strongly disagree with this subjective claim. It is very clear, true and obvious that the development will have significant impact on vistas and views, both public and private. Anyone who looks out from my backyard or public streets are likely to agree the homes are less attractive than open space in this specific area.

The report indicates the development won't be seen from Prospect Avenue. The tiny segment of Prospect Avenue is minimal compared to the impact on homes surrounding the imposed development and other areas within eyesite of

C-14

surrounding residential developments. (IS/MND, p. 5.) The project would enhance the visual character and quality of the site and its surroundings because it removes the accumulated trash that currently exists on the site, and the project would incorporate architectural elements and landscape features that enhance the visual quality of the area. (IS/MND, p. 6.) The project would not substantially degrade the existing visual character or quality of the site and its surroundings, and impacts would be less than significant. (IS/MND, pp. 5-6.)

With respect to scenic vistas, the project site is located in a low-lying area south of the San Diego River and north of Mission Trails Regional Park. (IS/MND, p. 5.) Scenic resources in the project area include the view of the onsite slope (to be avoided and preserved) rising up to the ridgeline separating the project from the Mission Trail Regional Park (not visible, on the other side of the ridgeline). (IS/MND, p. 5.) The project is designed to be set down as low on the site as possible while protecting the onsite drainage (elevation of 425 feet) and the ridge (elevation of 675 feet) view line. The comment points to Figures 1 through 5 included at the end of the comment letter. Consistent with the views shown in these figures, with the proposed house pads at elevations ranging from 433 to 504.5 feet, the project would not be seen from areas such as Mission Trails Regional Park or Prospect Avenue (closest main street, to the north) due to the intervening distances between these areas and the project site and the existing developed nature of the surrounding landscape. (IS/MND, p. 5.) The project will therefore have a less than significant impact on the distinctive views and vistas from within developed portions of the City.

With respect to noise, the comment does not raise specific issues with the noise analysis in the IS/MND. However, the IS/MND analyzed the impacts of the project during construction and operation, and determined that with implementation of MM NOI-1, impacts would be less than

LETTER

RESPONSE

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the development. Yards, fences, homes and other aspects appear to likely be seen from other areas, including Prospect Avenue.  
  
I was initially introduced to Prospect Hills II by spotting the wooden fences along the ridge line when driving over the crest of 52 many years ago. I then followed the logical path to find the model homes by driving on Prospect Avenue. I still look for the fences as I crest 52 and try to spot my house from afar, not from the adjacent street.

**PAGE 5 (Bottom)**  
Item c) Substantial degradation of existing visual character...

*Overall, the project would enhance the visual character and quality of the site and its surroundings because the project removes the accumulated trash that is all located within the development footprint ...*

Simply not supported by the facts. Current images and visual inspection of the area do not show any obvious trash accumulation. There are one off pieces of trash but nothing substantial or an ongoing dumping ground.

**PAGE 6**  
Item d) Light pollution

*The lighting shall be stationary, directed away from adjacent properties and shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.*

These mitigations are insufficient, and after the project is built the owners will likely change the original outdoor lighting by adding patio string lights, landscape spot lights and other lighting. Light pollution will be a significant impact and adversely affect surrounding properties. What is now the darkness of night and a stomping ground for nighttime wildlife, will be disrupted by lights, sound and more disruption than we know today.

C-16

**PAGE 9**  
III - AIR QUALITY

Do not believe that air quality mitigations during pad creation and home construction will be adequate both in terms of smells and dust.

What recourse do we have if the dust and diesel smells are not mitigated during construction?  
The addition of humanity will disrupt air quality with daily life compared to an area that is basically untouched by humans today.

C-17

**PAGE 12**  
IV - BIOLOGICAL RESOURCES  
Item a) top paragraph on page 12

*The proposed Project would potentially significantly impact three sensitive habitat types across 6.78 acres (grading impacts and Zone 1 and upland Zone 2 fuel modification zone maintenance impacts). These impacts are considered significant and require mitigation. The compensatory mitigation is proposed to occur offsite with the purchase of habitat mitigation credits*

This "remedy" does not mitigate the effect on the neighbors of this development or the surrounding neighborhoods to buy credits elsewhere. The significant impact to the three sensitive habitat areas will diminish the quality and comfort of life at our homes.

significant. (IS/MND, pp. 39-41.) No further response is required.

Similarly, the comment raises general concern about dust and light pollution, which are addressed in the IS/MND. (See pp. 10-11, 15 on dust during project construction, and pp. 6 and 14 on light pollution.) As no specific issue with the adequacy of the MND is raised, no further response is required.

**C-7** The comment states that the project would have negative impacts on Diegan Sage Scrub and Willow Scrub. According to the IS/MND, the project would have no impact on these habitat types. There is an existing Diegan Sage Scrub easement on the project site that prohibits any development within the Diegan Sage Scrub habitat, and therefore there will be no impact. (IS/MND, p. 28.) The project would involve Fuel Modification Zone maintenance within the Willow Scrub habitat and within the Diegan Sage Scrub easement area, but because it will only require the removal of dead material, impacts are considered impact neutral. (IS/MND, pp. 12, 28.) The comment does not raise any specific issue with the adequacy of the MND, and therefore no further response is required.

The comment also states that the IS/MND does not provide supporting evidence to support its claims on migratory animal behavior. As stated on page 16 of the IS/MND, the discussion on migratory wildlife corridors is based on several sources: City of Santee General Plan, Open Space Conservation Element; City of Santee Draft Multiple Species Conservation Plan (MSCP ) Subarea Plan; Tyler Street Biological Assessment by the BLUE Consulting Group; May 2022.

The comment also states that coyotes, rabbits, snakes and other animals utilize the field as their primary habitat and source of food. These are not protected species, and as noted above, 19.45 acres of the project site will remain as

**C-18** { **PAGE 14 – Biological Impacts – P0otential Indirect Impacts that are truly significant**  
 a. Edge effects, which include: potential increase in noise, human intrusion, introduction of domestic animals, night lighting and dumping. Select edge effect will increase more than 100%. The report ONLY addresses the landscape aspect of the development.  
 b. Night-time Lighting – in an area complete with night-time darkness, any aspect of the development will cause disruption to the habitats and nocturnal predators.

**C-19** { **PAGE 16  
Item d)**  
*The property does not support an identified formal established native resident or migratory wildlife corridors. The proposed Project will not impede the use of native wildlife nursery sites*  
 I do not see any supporting evidence for this claim. I have seen migratory birds and ducks that contradict this statement. What evidence is there to support this claim?

**C-20** { **PAGE 22  
VII - GEOLOGY AND SOILS  
Section a) subsection iv) – (first full paragraph on top of page)**  
*The project site is located in Geotechnical Hazard Zone C1 and C3 according to the Safety Element of the General Plan. Zone C1 is classified as being marginally susceptible to landslides, while zone C3 is classified as "generally to marginally" susceptible to landslides. However, the project site is relatively flat, and no steep slopes are located on-site or adjacent to the property. No landslides have been observed on the project site or in the vicinity of the project site. Project impacts would be less than significant*  
 Disagree that the site is relatively flat so not susceptible to landslides. We've not had recent rains or brush fires, but if we did, landslides would seem quite likely given experience in other parts of California. What is the definition of "relatively" flat. Landslides may not have been observed however, the land shift is evident.  
 What will prevent the block walls in the development plans from separating like the ones at the base of Clifford Heights? It's not a pretty sight.

**C-21** { **Section b)**  
*The project site is relatively flat, which limits the potential for substantial soil erosion. In addition, the project would include landscaping, which would minimize erosion potential. Throughout construction and operation, the project is required to comply with Section 15.58.140 (erosion control plans) of the City of Santee Municipal Code and landscaping requirements. Due to these factors, the project would not result in substantial soil erosion or the loss of topsoil. Project impacts would be less than significant.*  
 Again, these claims are not supported by any evidence. And the land is not "relatively flat" (see figure 3). The reports references "step hills" but also references relatively flat. A contradiction of sorts.

**C-22** { **PAGE 37  
X - HYDROLOGY AND WATER QUALITY  
Section c) Subsection iv)**  
*The project would not substantially alter the existing drainage pattern as discussed in response for Section IX. c). Topography of the project development site is gradually sloping*

open space. The comment does not raise any specific issue with the adequacy of the MND, and therefore no further response is required.

**C-8** The comment generally states that the biological resource section of the IS/MND is flawed, but does not raise any specific issue with the analysis. Moreover, the comment does not submit supporting data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts. (State CEQA Guidelines, § 15204(c).)

As analyzed in pages 11 through 17 of the IS/MND, the project impacts to biological resources were appropriately analyzed in compliance with CEQA and determined that impacts would be less than significant with mitigation.

**C-9:** The comment raises concerns about the geology, soil and water runoff analysis in the IS/MND. In particular, the comment states that the IS/MND's repeated claims of the project site being "relatively flat" is unsupported. The comment letter includes Figures 3 and 4, which are photos purportedly depicting the project site, to support the claim that the site is not relatively flat. The comment seems to suggest that a strict interpretation of "relatively flat" would mean that the land must be completely flat without any variation in elevation. Figures 3 and 4 of the comment letter show a gentle slope in a flat area where the proposed development would be located. There are no steep hills, valleys or mountains in the area where the proposed development would be located. Thus, the IS/MND accurately describes the development site as "relatively flat." Moreover, the comment does not explain how this alleged inaccurate description of the project site as "relatively flat" affects the adequacy of the IS/MND. Therefore, no further response is required.

The comment also states that water runoff and erosion will be an issue because of the amount of rain that will occur in the next few years. The comment does not identify any

C-22

Disagree with both of these statements. It would absolutely alter the existing drainage patterns. We are in a 12 year drought. We are overdue for some major rain and drainage WILL be an issue. Can't just brush it away to wait and see what happens. Not a responsible response or action.

C-23

PAGE 39  
XIII - NOISE  
Section a)

Short-term noise impacts could occur during the construction of the project. Construction personnel and construction equipment and materials deliveries to the site would incrementally increase noise levels on local roads leading to the site. Although there would be a relatively high single event noise exposure potential causing intermittent noise nuisance (passing trucks), the effect on longer-term (hourly or daily) ambient noise levels would be small when compared to existing hourly/daily traffic volumes on Prospect Ave.

Not "could occur"— "WILL occur." This plan seems to completely ignore noise impacts on current residents along Clifford Heights Rd, or at least brushes them away with little consideration of that impact. More significant is the ongoing noise and sounds of residents below and adjacent to existing properties – automobiles, humans, pets, machinery.... The noise impacts are eternal and do not stop at the end of construction.

C-24

PAGE 53

Section b) – Cumulative Impacts

*Regarding cumulative aesthetics impacts, the scope for cumulative analysis of impacts related to aesthetics and views is the viewshed surrounding the project site. While development of the cumulative project sites would result in a cumulative change to the visual character of the immediate area, this change would not be considered adverse considering the proposed amenities and architectural interest that would be provided by the project*

Those amenities would only be enjoyed by the people buying those homes. Those cumulative impacts would be detrimental on all those in the surrounding community – especially on Clifford Heights Rd. I do not find house rooftops of architectural interest in comparison to open space, even with shades of brown grasses with intermittent green.

There are a number of unanswered questions such as the long term plan for Barbara, the reference of future developments within this same region.

With the streets just being resurfaced, what will the impact be from trucks and heavy equipment traveling the newly paved road. Who will take care of the repairs should they be needed which leads to more environmental issues?

specific issues with the adequacy of the IS/MND. According to the IS/MND, the project is required to comply with Section 15.58.140 (erosion control plans) of the City of Santee Municipal Code and landscaping requirements, which will prevent any substantial soil erosion or the loss of topsoil. (IS/MND, p. 22.) In addition, the project will construct 29 rain gardens/biofiltration basins and would retain project drainage on-site prior to discharge to the river, which would prevent erosion. (IS/MND, pp. 34-36.) The project would also incorporate construction and post-construction Best Management Practices in compliance with the City's Standard Urban Storm Water Mitigation Plan. The existing and proposed drainage improvements are adequately sized to convey the 100-year flood event. (IS/MND, p. 36.) Impacts to water runoff and erosion would be less than significant.

The comment also raises concern about the stability of the soil, citing to the commenter's personal conversations with a civil engineer and a Prospect Hills II sales staff, and her opinion about the proposed mitigation as being inadequate. As explained in Section VII Geology and Soils of the IS/MND, the project site is located in Geotechnical Hazard Zone C1 and C3—Zone C1 has a moderate to high potential for liquefaction, while Zone C3 has a low to moderate potential for liquefaction. (IS/MND, p. 21.) As the project site is not underlain by a known active or potentially active fault, the potential for ground rupture due to faulting is considered low. (IS/MND, p. 21.) A liquefaction analysis of the site was completed and found the site would be susceptible to liquefaction, ranging from 0.5 to 1.0 inch for design earthquake ground motion and 1 inch or less within 50 horizontal feet for differential dynamic settlement. (IS/MND, p. 21.) Based on this relative small settlement, the geotechnical report recommends inclusion of dynamic settlement in the structural analysis. (IS/MND, p. 21.) Therefore, with implementations of geotechnical recommendations (which are required as part of the grading permit), no substantial risk associated with liquefaction would

Figure 1:  
View of the development area looking due west from peak area. This is definitely a scenic view from Public land.



Figure 2:  
Facing Southwest:



occur.

It is unclear to which mitigation the comment is referring to, as there is no mitigation in the IS/MND that requires a 3-foot wall. Walls have been utilized in the Project design to prevent direct impacts, and potential additional permitting and mitigation measures, into disturbed Willow Scrub habitat. Because the IS/MND determined that impacts to geology and soils would be less than significant, no mitigation is required. The comment does not identify specific issues as to the adequacy of the MND. No further response is required.

**C-10:** The comment states that the neighbors of the project site do not notice the trash that has accumulated on the project site, and that “green trash” dumping can be mitigated now by informing residents that they are violating the Municipal Code. While the commenter and her neighbors may not notice the trash that is located on the project site, as discussed in the IS/MND, the removal of such trash would not only enhance the visual character and quality of the project site and its surroundings, it would improve impacts to the adjacent habitat. (IS/MND, pp. 6, 14.) The comment does not identify specific issues as to the adequacy of the MND. No further response is required.

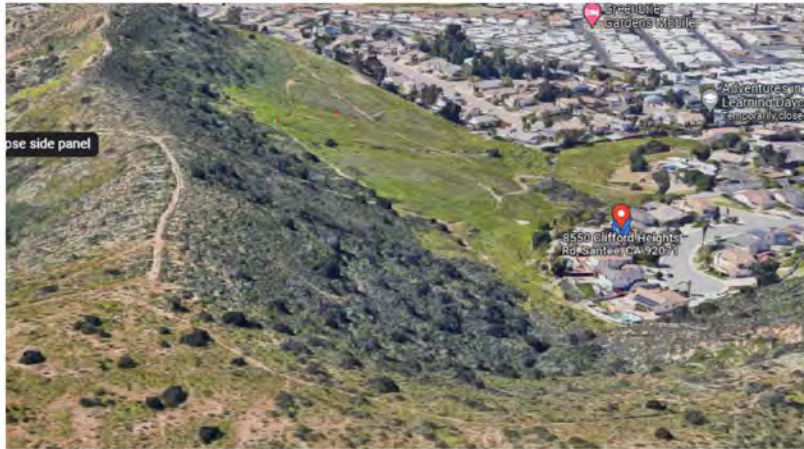
**C-11:** The comment states that the project will have significant cumulative impacts and negatively impact current property owners because it will lower home values, and the freedom of open space, wildlife, nature and fresh air. The comment does not submit supporting data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts. (State CEQA Guidelines, § 15204(c).)

Section XXI of the IS/MND discusses the cumulative impacts of the project. The comment does not identify specific issues with respect to the adequacy of the IS/MND. See Response A-4.

Figure 3 – From Tyler Road Looking East. Demonstrates that land is not “relatively flat” as claimed.



Figure 4 – View of the land looking South-South-East, further contradicting claim that the land is “relatively flat.”



**C-12:** The comment urges the City to deny the project, and summarizes the prior comments made in the letter. See Responses A-1 through A-11.

**C-13:** The comment states that the project is abandoning the protection of Diegan Sage Scrub. As stated in the IS/MND, there is an existing onsite Open Space easement to protect Diegan Sage Scrub. The project will not eliminate this Open Space easement, and the easement will remain in place. (See IS/MND, p. 1.)

The comment also states that the project will not protect the willow scrub that is onsite. Similar to the Diegan Sage Scrub, there will be an open space easement created by the project to protect the willow scrub. Although there will be Fuel Modification Zone 2 maintenance within the willow scrub, it is considered impact neutral because it will only allow for the removal of dead material within drainage areas, and not disturb the soils or remove healthy material. (IS/MND, p. 13.)

The comment asks why none of the boxes under Environmental Factors Potentially Affected are checked, if there are potentially significant impacts identified in the IS/MND. (See page 2 of IS/MND.) As shown in the IS/MND, for each resource topic, there are no potentially significant impacts because all impacts are either less than significant, or are less than significant with mitigation. Thus, there are no boxes checked as potentially significant.

The comment also states that abatement measures for air quality are inadequate but provides no further reasoning or explanation for her claim. As discussed in the IS/MND, the air quality impacts are potentially significant, but with implementation of MM AQ-1, they will be less than significant. (IS/MND, pp. 8-11.) The comment does not identify specific issues with respect to the adequacy of the IS/MND, and therefore no further response is required.

The comment states that the MND does not adequately

Figure 5 –View of the development site from Barbara Jean – looking West  
Public view that will change from open space to rooftops, walls, houses etc.



Respectfully submitted

Susan Plummer



mitigate the potentially significant impacts of the project, and claims that the quality of life will be disrupted by the project. As shown in the IS/MND and its supporting appendices, the project's potentially significant impacts will be mitigated to less than significant impacts. The comment is a general statement and does not identify specific issues with respect to the adequacy of the IS/MND, and no further response is required.

The comment asks whether the City deliberately did not check any boxes that impacts would be "potentially significant impact" to avoid having to prepare an EIR, and that the amount of grading and improvements required by the project would suggest that an EIR would be required. The comment does not provide any support for this statement and is a general statement. As demonstrated in the IS/MND and supporting technical studies, all of the project's potentially significant impacts will be mitigated to less than significant impacts. An EIR is not required and no further response is necessary.

**C-14:** See Responses 3, 4, and 6.

**C-15:** See Responses 6 and 10. The comment also states that the mitigation is insufficient as it pertains to light pollution. However, as discussed in the IS/MND, impacts to glare and light are less than significant, and no mitigation is required. Any potential additional lighting added by future owners is speculative and commenter does not present any substantial evidence to show such lighting would lead to significant impacts.

**C-16:** The comment asks what recourse she has if the dust and diesel smells are not mitigated during construction. According to the IS/MND, project construction may result in fugitive dust from earth moving operations and roadways. (IS/MND, p. 9.) Because the project site is adjacent to sensitive receptors (neighboring residences), the project will comply with SDAPCD Rule 55, Fugitive Dust Control



Requirements, which includes prohibition of dust leaving property line for more than 3 aggregated minutes per hour, in addition to adhering to MM AQ-1, which requires the contractor to apply water at least twice daily at all active earth disturbance areas sufficient to confine dust plumes to the immediate area. (IS/MND, pp. 10-11.) In addition, the project does not include elements that would generate objectionable odors, and impacts would be less than significant. (IS/MND, p. 11.) The applicant is required by law to adhere to regulatory requirements, as well as MM AQ-1, which will be incorporated as a condition of approval. With these enforcement mechanisms, impacts will be less than significant.

**C-17:** The comment states that the biological resource mitigation will not mitigate the effect on the neighbors. In determining whether an environmental impact is significant, “the question is whether a project will affect the environment of persons in general, not whether a project will affect particular persons.” (*Clews Land & Livestock v. City of San Diego* (2017) 19 Cal.App.5th 161, 196.) Moreover, CEQA requires that the lead agency consider only the project’s potential changes to the physical environment. Social or economic impacts alone (such as the economic values of the neighboring homes and the neighbors’ personal enjoyment of those homes) are not changes in physical conditions and therefore the City is not required to evaluate these issues in the MND. The comment does not raise a specific issue with the adequacy of the MND. Therefore, no further response is required or provided.

**C-18:** See Response 19. The comment does not submit supporting data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts. (State CEQA Guidelines, § 15204(c).)

**C-19:** The commenter states she has personally observed migratory birds and ducks, which suggests there is a wildlife corridor on the project site. However, as indicated in the Biological Assessment Report (Appendix B of the IS/MND),

there is no identified wildlife corridor on the project site. The Biological Assessment Report is based on eight surveys that were conducted on the project site, in addition to a thorough review of relevant maps, databases, and literature pertaining to biological resources. (Appendix B, pp. 5-6.) Impacts to nesting birds are prohibited according to the Migratory Bird Treaty Act. Impacts to raptors and migratory birds during the nesting season would be mitigated by the limitation of clearing activities from February 1 through August 31 unless pre-construction surveys indicate that no nesting birds are located within 300 to 500 feet of the project impact area. (Appendix B, p. 5.) Accordingly, regulatory compliance will ensure there are no impacts to migratory birds or nesting birds.

**C-20:** See 9. The comment does not submit supporting data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts. (State CEQA Guidelines, § 15204(c).)

**C-21:** See Response 9. The comment states that the analysis under Geology and Soils, subdivision b) is unsupported by evidence. The impact analysis is based on informed judgment by experts, including the consultants who prepared the IS/MND. Moreover, the comment does not submit supporting data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts. (State CEQA Guidelines, § 15204(c).)

The comment also states that the MND's reference to "steep hills" contradicts its description of the project as "relatively flat." The only reference to "steep hillsides" is found on page 52 of the MND, and it is a general introductory statement about wildfire impacts, and is not project-specific. The sentence reads, "Slope failures, mudflows, and landslides are common in areas where steep hillsides and embankments are present and such conditions would be exacerbated in a post-fire environment where vegetative cover has been removed." (IS/MND, p. 52.) To

the extent the IS/MND discusses slopes, the onsite slope would be avoided and preserved and not impacted by project development. (IS/MND, p. 5.)

**C-22:** See Response 9. Based on the General Plan Conservation Element, Regional Water Quality Control Board Basin Plain, a Preliminary Storm Water Mitigation Plan for Tyler Street dated April 1, 2019, prepared by Walsh Engineering and Surveying, Inc., the IS/MND determined that the project will not substantially alter the existing drainage pattern. (IS/MND, pp. 35, 37.) The project drainage would be retained on-site prior to discharge to the river, which neither impedes or redirects flood flows. (IS/MND, p. 37.) The site design directs flows to landscaped areas, and with implementation of the proposed BMPs, including bio-retention swales and proposed landscaping, the project would not substantially alter the existing drainage pattern of the site. (IS/MND, p. 37.) The comment does not submit supporting data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts. (State CEQA Guidelines, § 15204(c).)

**C-23:** The comment states that there will be noise impacts, and that the IS/MND does not analyze noise impacts on the residents along Clifford Heights Road. The comment also raises a concern that there will be ongoing operational noise from the Project. Increased traffic noise impacts from along Clifford Heights Road will not be a potential significant impact as the proposed single-family homes are not a significant noise generating use, noise would be typical of a single-family neighborhood, and the proposed use is consistent with the zone and land use designation. Further, there would not be a doubling of traffic therefore any increase in traffic noise would be imperceptible. According to the IS/MND, noise generated during excavation, grading, and building on the project site may result in short-term noise impacts over the course of the construction schedule. (IS/MND, p. 40.) In addition, construction vehicles

accessing the site may also incrementally increase noise levels on local roads leading to the site. (IS/MND, p. 40.) However, a standard condition will require compliance with the City's noise ordinances, including its noise standards with regard to construction noise, restricting construction noise between the hours of 7:00 a.m. and 7:00 p.m. on Mondays through Saturdays and at all times on Sundays and holidays. (IS/MND, p. 40.) In addition, if construction equipment with a manufacturer's noise rating of 85 dBA Lmax or greater will be operating for more than 10 consecutive workdays, notice must be provided to all property owners or residents within 300 feet of the site no later than 10 days before the start of construction. (IS/MND, p. 40.) Construction noise impacts will be less than significant.

With respect to operational noise, for family residential uses such as the project, noise levels up to 65 dBA are considered normally acceptable, with noise levels between 65 and 70 dBA being conditionally acceptable. The project will be able to achieve a 45 dBA CNEL interior noise level identified in the State Uniform Building Code using standard building construction techniques. (IS/MND, p. 40.)

The comment does not submit supporting data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts. (State CEQA Guidelines, § 15204(c).)

**C-24:** The comment states that the cumulative impacts of the project will be detrimental to the neighbors of the project site, but does not explain or identify any adverse environmental effects. As explained in Response A-4, economic and private aesthetic views are not issues required under CEQA.

The comment has questions about the long-term plan for Barbara [sic] and other future developments within the same region. The comment does not raise a specific issue

with

LETTER

RESPONSE

the adequacy of the MND. Therefore, no further response is required or provided.

The comment also asks who will take care of repairing the roads as a result of trucks and heavy equipment traveling on those roads. The comment does not raise a specific issue with the adequacy of the MND. Therefore, no further response is required or provided.

LETTER

RESPONSE

From: Josh Prout [REDACTED]  
Sent: Monday, November 21, 2022 10:20 PM  
To: Doug Thomsen  
Subject: Tyler Street Development

Dear Mr. Thomsen,

**D-1** { I don't believe the proposed development of 14 homes is a positive development for the residents of Santee. The draft initial study says that "The project would develop additional residential units that would contribute to the established community in an area that is currently used for illegally dumping trash." Living on Tyler Street for the past 6 years, I have never witnessed anyone dumping trash on the land. While there is trash on the site, it looks like it has been there for a very long time and the amount of trash is not growing. It's misleading to say the area is used as an illegal dump.

**D-2** { Tyler Street is very quiet with little vehicular traffic as there are only 7 homes on the street. Residents and our neighbors on Mesa Heights Rd. value the peace and seclusion of our home's location. The fact that there was a lack of homes and no car traffic was the primary reason for the purchase of our home. While 14 homes wouldn't generate an amount of traffic that would get it designated as "growth inducing" as the report states, it does triple the amount of vehicle trips through our community. That certainly would feel growth inducing to the residents of our street.

**D-3** { Finally, the report states that "as there are no existing structures or development, the site lacks any distinguishable character." While the area is not technically a part of Mission Trails Regional Park, it has no distinguishing border and any visitor would assume that it was a part of the park because it shares the same plants, animals and geographical features. I doubt people will say Mission Trails lacks distinguishable character. Mission Trails is a jewel of our city as it's rare to have such a large regional park in the middle of an urban area. I would like to see the area kept entirely undeveloped open space. It helps add to the treasure of our surrounding nature.

**D-4** { The report concludes that the development will "enhance the visual character and quality of the site and its surroundings..." I couldn't disagree more. The site blends in with Mission Trails and there will never be a man made residential/commercial/industrial structure that would enhance the nature of Mission Trails.

Sincerely,  
Joshua and Amy Prout  
[REDACTED]

**D-1:** The comment disagrees that the project site has been used as an illegal trash dumping grounds, and states that they have never witnessed anyone dumping trash on the land. The comment states that any trash that is currently on the project site has been there for a long time, and the project will not be a positive development for the City. The comment does not dispute that there is trash on the project site, nor does it dispute that the project will clean up the trash that currently exists on the site. The comment does not raise a specific issue with the adequacy of the MND. Therefore, no further response is required or provided.

**D-2:** The comment raises concern about the number of vehicle trips that will result from the project. The comment states that the project will triple the amount of vehicle trips through their community, which will feel growth inducing, but does not provide supporting data or references offering facts, or substantial evidence of an impact related to traffic. The project is located within 1/2 mile of bus transit service and generates 140 ADTs, well below the City's 500 ADT threshold. As a small project, the proposed project has a less than significant impact related to VMT.

**D-3:** The comment states that visitors might assume the project site is a part of Mission Trails Regional Park because it is vacant and therefore the project site has distinguishable character and should be kept as undeveloped open space. The project site is located in a low-lying area south of the San Diego River and north of Mission Trails Regional Park. The onsite slope that rises up to the ridgeline separating the project site from the Mission Trail Regional Park will be avoided and preserved. The project is designed to be set down as low on the site as possible such that the project would not be seen from areas such as Mission Trails Regional Park due to the intervening distances between these areas and the existing developed nature of the surrounding landscape. (IS/MND, p. 5.) Moreover, approximately 71% of the project site will be preserved as open space, and the residential development will be grouped

together on only 8.41-acres of the project site. The comment expresses the commenter's opinion regarding use of the site, but does not raise issues with the adequacy of the MND. No further response is required.

**D-4:** The comment disagrees that the project will enhance the visual character and quality of the site and its surroundings because the project site currently blends in with Mission Trails and development cannot enhance the nature of Mission Trails. As explained in the IS/MND, the project will not be visible from Mission Trails Regional Park such that it would disrupt the nature of Mission Trails. The project is designed to be set down as low on the site as possible. (IS/MND, p. 5.) The project enhances the visual character and quality of the site and its surroundings because the project removes the accumulated trash that is located within the development footprint and the residential structures will incorporate architectural elements and landscape features that would enhance the visual quality of the area. (IS/MND, p. 6.) Therefore, the MND properly concluded aesthetic impacts are less than significant.

## **TYLER STREET SUBDIVISION PROJECT SCH NO. 2022100498**

CITY OF SANTEE CASE NOS: TENTATIVE MAP (TM2017-1), DEVELOPMENT REVIEW PERMIT (DR2017-1) AND MITIGATED NEGATIVE DECLARATION (AEIS2017-8)

### **Errata to the Initial Study/Mitigated Negative Declaration**

The following identifies errata relative to the Tyler Street Subdivision Draft Initial Study (October 2022) which do not represent substantial revisions that would require recirculation of the environmental document, as described in State CEQA Guidelines 15073.5. That is, the revisions do not result in new significant environmental impacts, do not constitute significant new information, and do not alter the conclusions of the environmental analysis or effectiveness of the mitigation measures. Changes are provided in tracked changes format (underline for new text and ~~strikeout~~ for deleted text).

#### **Revisions to the Initial Study/Mitigated Negative Declaration in Response to Comment Letters Received During Public Review**

The following changes are made to clarify the Initial Study/Mitigated Negative Declaration based on comments received on the project during the 30-day public review period and review of such comments by the City of Santee and by the technical experts responsible for the supporting studies. Refer also to the *Responses to Comments Received on Draft MND/Initial Study* for the comment letters received in their entirety (available under separate cover).



CITY OF SANTEE  
INITIAL STUDY

1. Project Title: Tyler Street Subdivision (State Clearinghouse No. 2022100498)  
Case Numbers: Tentative Map (TM2017-1), Development Review Permit (DR2017-1) and Mitigated Negative Declaration (AEIS2017-8)
2. Lead Agency Name and Address: City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071
3. Contact Person and Phone Number:  
  
Michael Jefferson  
BLUE Consulting Group  
Mike@BlueConsulting.com  
858-391-8145
4. Project Location: Southern terminus of Tyler Street in the City of Santee, California
5. Project Sponsor's Name and Address:  
  
Mark Steve  
4204 Jutland Drive  
Suite A2  
San Diego, California 92117
6. General Plan Designation: ~~R-1 Low Density Residential (R1) and Park /Open Space (P/OS)~~
7. Zoning: R1-Low Density Residential and P/OS Park/Open Space with a CE
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The project objective is to provide additional housing opportunities within the City of Santee. The project is located on vacant land on the south end of Tyler Street. The project site is a total of 27.35 acres. The project requires a Tentative Map and Development Review Permit to subdivide the property into 17 lots including 14 residential lots for homes, one street lot, and two open space/conservation easement (CE) lots. The homes will feature several sustainable features as described in the sustainability and energy measures narrative (Section Energy VI) associated with this project. Tyler Street will be extended to the south accessing the 14 lots. The Assessor's Parcel Numbers for the site are 386-290-08, 09, 10, 13, 14, 20, 22, 24 & 26. Total grading and construction time is estimated to take approximately 250 working days.

The project is located to the East of Mission Trails Regional Park. The project is generally bounded on the west by Mesa Road, on the north by Mesa Heights Road, on the south by Grossmont College and Grossmont Middle College High School, and on the east by Holden Road and Clifford Heights Road.

Of the 27.35 acres onsite, 8.41 are proposed to be impacted; preserving 19.45 acres, approximately 71% of the onsite high-quality habitat. The average residential lot size will be over 20,000 square feet, with residential lots ranging from 15,000 square feet to 27,197 square feet. The remaining area of the project site is reserved for a public road (Tyler Street, Lot A; totaling 0.93 acres) and two ~~open space easements~~ (Conservation Easements (CE); Lots B, 19.45 acres and Lot C 0.32 acres; totaling 19.4577 acres). Lot ~~A B & C~~ will be initially maintained by a Home Owners Association (HOA) until the Subarea Plan is approved, take permits are issued and a permanent Preserve Manager for this property is established. A site-specific CE Habitat Management Plan, including projected costs through a Property Assessment Report (PAR), will be prepared by the identified CE manager to accurately identify funding needs. The ~~fuel modification zones~~ Fuel Modification Zones (FMZ) 1 and 2 will be maintained by the individual homeowners ~~since the slopes are~~

~~manufactured cut and fill slopes and are not natural slopes. Lot B and the HOA depending on location. Lot B and Lot C are the Open SpaceCE Lots- supporting the preserve habitat.<sup>1</sup>~~

The property is currently vacant and contains an ephemeral channel which will be preserved within the created ~~Open Space~~CE (Lot C), that allows for the ongoing maintenance required in the fuel modification zone 2 (removal of dead material). Onsite, existing ~~Open Space~~CE (OS) Lot, per doc. 1994-0535919, is to be impacted by fuel modification zone 1 and 2 impacts. No portion of the existing Padre Dam OS is to be rezoned, it will be placed within the Projects CE to be managed and maintained in perpetuity.

Significant efforts were done to site the project within the lowest quality habitat onsite while avoiding the significant impacts to the existing sensitive species, wetlands, coastal sage scrub and chaparral.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

To the north and west is existing R2 medium density residential tract housing. To the east and south is undeveloped low density residentially zoned land, To the west and south/west is existing ~~Open Space~~CE. The existing onsite ~~Open Space~~CE easement was created by Padre Municipal Water District in 1992 for the protection of Diegan sage scrub. This existing OS totals approximately 0.91 acres and supports non-native grasslands and disturbed area (dirt roads).

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

California Department of Fish and Game (CDFW) – Streambed Alteration Agreement (SAA - 1600 series) notification for completing the required impact neutral FMZ 2 maintenance activities within the preserved (OS) onsite willow scrub. This is not considered a significant impact and mitigation is not required.

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

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

No California Native American tribes traditionally or culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1.

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<sup>1</sup> While the development footprint of the 14 residential lots is 7.58 acres, the disturbed area that has been analyzed includes a Padre Dam Municipal Water District (Padre Dam) access easement that results in a total disturbed area of 8.41 acres, which is the area that has been analyzed herein and in the Biological Assessment for the subject project, although the project avoids direct footprint impacts to the onsite Padre Dam Diegan sage scrub easement. The total onsite preserve area will include two conservation easement lots: Lot B, which is 19.45 acres and Lot A, which is 0.32 acres. Both lots will be preserved, maintained and managed in perpetuity. This will be funded and implemented as outlined in a required post-entitlement Habitat Management Plan (HMP) and Property Assessment Report (PAR).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                                      |                                                           |                                                             |
|------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture / 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 |

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

Michael Coyne  
Printed Name  
  
Signature

Principal Planner  
Title  
April 12, 2024  
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

**I. AESTHETICS.** Except as provided in Public Resources Code Section 21099, would the project:

- a) Have a substantial adverse effect on scenic vista?

- |                                                                  |                                                                             |
|------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input checked="" type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact                                          |

**Discussion:**

Source(s): City of Santee General Plan, Community Enhancement Element.

This project is located within City of Santee Multi-Habitat Planning Area (MHPA), the preserve system of the City's Multiple Species Conservation Program (MSCP). The site located east of Mission Trails Regional Park, which is a designated open-space CE area, and is bound to the north by Mesa Height Road. Housing developments border the northern (Mesa Height Road development) and eastern (Clifford Height Road development), Property Lines (PL) and undeveloped land occurs to the south and west.

A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Public views in the City consist of viewsheds, which are generally unobstructed panoramic views of a highly valued landscape from a public vantage point, and view corridors, which are views along public rights-of-way framed by permitted development. A substantial adverse effect to a scenic vista would occur if the project would degrade a view of a designated scenic viewshed or a highly valued landscape.

The Santee General Plan Community Enhancement Element describes numerous topographic features in the City and the surrounding vicinity as providing distinctive views and vistas from developed portions of the City. Although the Santee General Plan does not designate specific scenic vistas in the City, the major ridgeline and hillside systems provided by undeveloped areas of the northern portion of the City, including the project site, present a large portion of the views and vistas in the City. Jurisdictions outside of the City surrounding the project site, such as the County's Lakeside Community Plan, do not designate scenic vistas in the viewshed of the project site.

The project site is located in a low-lying area south of the San Diego River and north of Mission Trails Regional Park. Scenic resources in the project area include the view of the onsite slope (to be avoided and preserved) rising up to the ridgeline separating the Property from the Mission Trail Regional Park (not visible, on the other side of the ridge line).

The Project was designed to be set down as low on the site as possible while protecting the onsite drainage (elevation of 425 feet) and the ridge (elevation of 675 feet) view line. With the proposed house pads at elevations ranging from 433 to 504.5 feet, the project would not be seen from areas such as Mission Trails Regional Park or Prospect Avenue (closest main street, to the north) due to the intervening distances between these areas and the project site and the existing developed nature of the surrounding landscape.

Therefore, the project will have a less than significant impact on the distinctive views and vistas from within the developed portions of the City.

No other scenic resources have been identified in the project area. As a result, the project would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant.

- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings with a scenic highway?

- Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): City of Santee General Plan, Community Enhancement and Circulation Elements.

The project site is not located within view of a state scenic highway. The closest scenic highway is State Route (SR) 125, approximately 2,200 linear feet (0.42 miles) east of the Property. Next closest is SR 52, approximately 2,770 linear feet or 0.5 miles north of the property. In addition, no rock outcroppings or historic buildings are located onsite and all trees onsite are predominantly located within the wetlands. All wetlands have been avoided and will be placed within a Conservation Easement. As a result, no impact would occur to scenic resources within a state scenic highway.

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

- Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): City of Santee General Plan

The project is not within a Non-Urbanized area. The property is located within in an urbanized area and the project does not conflict with applicable zoning and other regulations governing scenic quality. Analysis of the proposed project's impacts on visual quality and character considers the changes in available public views of the project site. Public views were analyzed depicting various existing and proposed condition views surrounding the project site. The proposed project would alter the existing aesthetic characteristics of the project site from a limited number of vantage points; all from immediately adjacent rear yards of the surrounding residences. As a result, unless you are at the proposed entry to the development, the project would not be visible from the existing public right of way areas. Policies of the General Plan that project scenic resources are focused on protecting views of the surrounding open space system. As noted above under response I.e.), the project is an infill development that would not adversely impact views from scenic vistas. As designed, the project is down low and encircled by existing development and ridgelines. Changes in the project site's aesthetic appearance would be visible from public vantage points located adjacent to the project site from the surrounding single family residential developments, to the north, and east. Public views from the south and west are blocked by the onsite ridgeline. In addition, the property is surrounded by recreational areas such as Mission Trails to the west, San Diego River to the north, major roadways (Prospect Street to the north) and highways, SR52 to the north and SR125 to the east.

The area within the project site (proposed developed area) is currently vacant and disturbed from prior grading and/or agricultural use(s). As there are no existing structures or development, the site lacks any distinguishable character. The existing visual character of the area is dominated by the steep slopes leading up to the ridgeline, the ridgeline and the



“Farmlands not covered by the above categories [Prime, Unique, and Statewide Importance] but are of significant economic importance to the county. They have a history of good production for locally adapted crops. The soils are grouped in types that are suited for truck crops (such as tomatoes, strawberries, cucumbers, potatoes, celery, squash, romaine lettuce, and cauliflower) and soils suited for orchard crops (avocados and citrus).”

The project site does not contain any agricultural operations and has no recent history of agricultural production. As a result, the project does not meet the definition of Farmland of Local Importance, which requires that the land have a history of good production for locally adapted crops. Additionally, the land is not zoned for agricultural use. Therefore, the project would not result in the conversion of agricultural land or any Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use. No impact would occur.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; City of Santee, Zoning Ordinance.

The project site is zoned for Low Density Residential (R-1) and ~~Open Space~~ CE use. The project site is not within an Agricultural Preserve and is not subject to a Williamson Act Contract. Therefore, the Project would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact would occur.

- 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))?

Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; City of Santee, Zoning Ordinance.

The project site is vacant and supports: Developed area, disturbed area, Diegan coastal sage scrub, southern mixed chaparral, wetlands, grasslands and non-native grassland. The site does not contain any 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)). No impact would occur.

- d) Result in the loss of forest land or conversion of forest land to non-forest use?

Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; City of Santee, Zoning Ordinance.

The project site is vacant and does not contain any forest or timberland as defined by Public Resource Code section 4526 or Government Code section 51104(g). No impact would occur.

- 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?

Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact



**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; and City of Santee, Zoning Ordinance.

Surrounding land uses are developed with residential or commercial uses. There are no agricultural uses or forest lands on-site or in the vicinity of the project site. Therefore, the project would not result in 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 a non-forest use. No impact would occur.

**III. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

- Potentially Significant Impact
- Less Than Significant Impact
- Less than Significant with Mitigation Incorporated
- No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; Greenhouse Gas Assessment Tyler Street Project (OB-1, August 2020)

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

Air districts are tasked with regulating emissions such that air quality in the basin does not exceed national or California ambient air quality standards (NAAQS and CAAQS); where NAAQS and CAAQS represent the maximum levels of background pollution considered safe, with an adequate margin of safety, to protect the public health and welfare. NAAQS and CAAQS have been established for six common pollutants of concern known as criteria pollutants, which include ozone (O<sub>3</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), lead (Pb), and respirable particulate matter (particulate matter less than 10 microns [PM<sub>10</sub>] and less than 2.5 microns [PM<sub>2.5</sub>]).

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

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

The project site is currently designated and zoned as Low Density Residential (R-1) and ~~Open Space~~ CE use. The project would be consistent with the existing land use and zoning designations for the project site, and therefore would be consistent with the growth assumptions of the General Plan. Additionally, as discussed in Section III.b below, project emissions would not exceed the project-level significance thresholds. Therefore, the project would not result in an increase in emissions that are not already accounted for in the RAQS, and impacts would be less than significant.

- 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?

- Potentially Significant Impact
  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact
  No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; Greenhouse Gas Assessment Tyler Street Project (OB-1, August 2020)

Construction Phase

Construction of the Project would result in emissions of the criteria air pollutants ROG, NOX, CO, PM10, and PM2.5. Emissions from construction would result from fuel combustion and exhaust from construction equipment and vehicle traffic and fugitive dust from earth moving operations and roadways. Criteria pollutant emissions from off-road construction equipment use were estimated using the latest CalEEMod computer model.

Whereas, construction activity is planned in two phases, with the first phase consisting of the site preparation and grading necessary to produce the site building pads. The second phase will consist of building construction, paving, and architectural coating. CalEEMod defaults were used.

Table 7 presents ppd emissions for construction activities related to the Project. As Table 7 shows, that the thresholds are not exceeded in either construction year. CalEEMod output is in Appendix A.

Table 7 – Construction Criteria Emissions

Year - Construction Phase	Criteria Emissions (ppd)				
	ROG	NOx	CO	PM10	PM2.5
Construction in 2021	46.780	42.46	36.69	20.41	11.99
Construction in 2022	44.02	1.53	1.84	0.10	0.10
<b><i>Tyler Street Maximum Daily</i></b>	<b><i>46.78</i></b>	<b><i>42.5</i></b>	<b><i>36.7</i></b>	<b><i>20.4</i></b>	<b><i>12.0</i></b>
<i>Significance Threshold</i>	<i>137</i>	<i>250</i>	<i>550</i>	<i>100</i>	<i>55</i>
<i>Exceed Thresholds?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Operational Phase

CalEEMod was also used to estimate the predicted operational emissions of the Project. Operational emissions include emissions from mobile sources associated with the facility, natural gas usage, architectural coatings, consumer products, and landscaping equipment.

Emissions for each category are presented in Table 8. The thresholds of significance are also included in this table as well as information regarding whether annual operational emissions would exceed those thresholds. As shown in Table 8, operational emissions would be well below SDAPCD thresholds. Detailed emissions calculations are included in Appendix A of the Greenhouse Gas Assessment.

Table 8 – Estimated Operational Criteria

Emissions Emission Category	Criteria Emissions (ppd)				
	ROG	NOx	CO	PM10	PM2.5
Mobile	0.20	0.80	2.11	0.61	0.17
Energy	0.01	0.11	0.05	0.01	0.01
Area	0.82	0.25	1.26	0.03	0.03
<b>Project Total</b>	<b>1.0</b>	<b>1.2</b>	<b>3.4</b>	<b>0.7</b>	<b>0.2</b>
<i>Significance Threshold</i>	<i>137</i>	<i>250</i>	<i>550</i>	<i>100</i>	<i>55</i>
<i>Exceed Thresholds?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Cumulative Impacts

In lieu of specific City guidelines, the County’s Air Quality Guidelines (37) was used. The Guidelines state that even if direct air quality impacts from a proposed project are less than significant, the project may still have a cumulatively considerable impact on air quality if the emissions are in combination with other reasonably foreseeable future projects within proximity of the proposed action. Projects that would individually cause a significant direct air quality impact with respect to construction or operational PM10, PM2.5, NOX, or VOC emissions would also be considered to have a cumulatively considerable net increase in emissions.

It has been shown that during construction and operational activities, no significance threshold was expected to be exceeded; therefore, the emissions of particulate matter and NOX would not result in a significant cumulative health impact.

Additionally, the guidelines list special consideration of operational cumulatively considerable net increases due to the mobile nature of the emissions. The following guidelines for determining significance must be used for determining the cumulatively considerable net increases during the operational phase:

- A project that does not conform to the RAQS and/or has a significant direct impact on air quality with regard to operational emissions of PM10, PM2.5, NOX, and/or VOCs would also have a significant cumulatively considerable net increase.
- Projects that cause road intersections to operate at or below a level of service E (analysis only required when the addition of peak-hour trips from the Proposed Project and the surrounding projects exceeds 2,000) and create a CO hotspot create a cumulatively considerable net increase of CO.

The Project is considered consistent with the current RAQS and area- and mobile-source emissions do not cause a significant impact during Project operations. Additionally, the Project does not create a CO hotspot.

Expose sensitive receptors to substantial pollutant concentrations?

- Potentially Significant Impact
  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact
  No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; Greenhouse Gas Assessment Tyler Street Project (OB-1, August 2020)

Sensitive receptors are defined as land uses where sensitive population groups are likely to be located (e.g., children, the elderly, the acutely ill, and the chronically ill). These land uses include residences, schools, childcare centers, retirement homes, convalescent homes, medical care facilities, and recreational facilities. Sensitive receptors that may be adversely affected by the Project include the surrounding residential land uses.

Since the Project site is adjacent to sensitive receptors, special attention is considered warranted to mitigate the potential for impact to these residences. Even though the construction management team is required to meet the SDAPCD Rule 55, Fugitive Dust Control requirements, which includes prohibition of dust leaving property line for more than 3 aggregated minutes per hour, special consideration should be observed during the grading activity nearest these residences. Therefore, the following mitigation is required:

MM-AQ-1 – As a supplement to San Diego Air Pollution Control District Rule 55, Fugitive Dust Control, the applicant shall require the contractor to apply water at least twice daily at all active earth disturbance areas sufficient to confine dust plumes to the immediate area.

Diesel Particulate Matter

During construction activities, diesel equipment will be operating and DPM is known to the State as a TAC. However, the risks associated with exposure to substances with carcinogenic effects are typically evaluated based on a lifetime of chronic exposure, which is defined as 24 hours per day, 7 days per week, 365 days per year, for 70 years. The short-term nature of project construction would support that exposure to diesel exhaust emissions during construction would not be significant.

c) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

The CEQA Guidelines indicate that a significant impact would occur if a project would create objectionable odors affecting a substantial number of people. While offensive odors rarely cause any physical harm, they can be very unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and the SDAPCD. Because offensive odors rarely cause any physical harm and no requirements for their control are included in State or federal air quality regulations, the SDAPCD has no rules or standards related to odor emissions, other than its nuisance rule.

The proposed Project does not include elements that would generate objectionable odors, nor would they attract persons to an area where there would be a potential for exposure to objectionable odors. The impact would be less than significant.

**IV. BIOLOGICAL RESOURCES.** Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; City draft MSCP and SAP, Fire Protection Plan (FPP); Dudek, 2022; Tyler Street Biological Assessment; BLUE Consulting Group; August, 2022)

The Property, located over approximately 27.35 acres is located at the terminus of Tyler St. in the City of Santee (City), County of San Diego. The site is located just south of Mesa Heights Road, approximately 2000 feet south of the 52 Freeway and approximately 2000 feet west of the 125 Freeway, on the La Mesa USGS 7.5-minute quadrangle.

The Property is within the City of Santee draft Multiple Species Conservation Plan (MSCP) Subarea Plan and Multiple Habitat Preservation Area (MHPA) and ~~Mission Trails Sub-Unit~~, within the Mission Trails Sub-Unit. The Property is mapped in the Hardline Project in the draft Preserve Map V13 (city, dated October 25, 2022). As such, the Project is required to meet the 30/70 development to preservation area ratio currently under discussion for the Draft SAP Standards Areas. The Project exceeds this standard with the Property development standing at 29% taken and 71% preserved.

A portion of the Property supports designated Critical Habitat for the coastal California gnatcatcher as well as. No impacts to the critical habitat are proposed.

In addition, an existing habitat easement to the Padre Dam Water District over approximately 0.91 acres in the south eastern corner of the property. This easement is titled 'Diegan sage scrub easement' but supports non-native grasslands and disturbed habitat (dirt access roads).

### Sensitive Wildlife

The proposed Project will impact no sensitive wildlife species. Several sensitive wildlife species, afforded the California Species of Special Concern were observed on-site. These species included: coastal California Gnatcatcher (CAGN), San Diego cactus wren, and southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*). All observed/potentially occurring sensitive species are located outside the impact footprint and within the proposed CE.

Due to the presence of appropriate habitat, Diegan coastal sage scrub on-site, two rounds of focused USFWS protocol surveys (in 2013 and 2023) for the gnatcatcher were conducted. Both were positive for CAGN. During the 2013 CAGN protocol surveys, the same pair (2) of gnatcatchers was observed on the ridgeline and on the south facing slope during all three surveys, in 2023 6 CAGN were observed in the CSS on the south side of the ridgeline. In addition to the observed gnatcatchers, a cactus wren (*Campylorhynchus brunneicapillus*) pair was observed on the south facing slope (on all three surveys) and Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) were observed on the first and second surveys on the ridgeline area. While there is disturbed willow scrub onsite, due to the disturbed/isolated nature of the disturbed willow scrub, the federally and state endangered least Bell's vireo was not observed onsite during the general species surveys, and is not expected to occur on-site.

Due to the presence of appropriate habitat and patches of *Plantago erecta*, USFWS protocol surveys for the Quino Checkerspot Butterfly (QCB; *Euphydryas editha quino*) were completed on the Property. None were observed and due to a lack of observations, none are expected to occur.

Burrowing Owl (*Athene cucularia*; SSC, Covered Species) is a crepuscular small ground-dwelling owls with a round head and no ear tufts. Typical habitat for this species includes open, dry grasslands, agricultural fields, sparse shrub lands, as well as developed areas with sufficient food sources. Common burrowing mammals that are associated with burrowing owls are ground squirrels, prairie dogs and badgers. While squirrel burrows were observed, this species was not observed during habitat assessment surveys; however suitable grassland habitat was noted to be present onsite and within the Project footprint. Thus, the potential for this species to be within the Proposed Project survey area is moderate.

As designed, proposed Project impacts are located within the portion of the site that had been historically impacted/disturbed and the furthest away from the steep-slopes leading up to the ridgeline and the sensitive upland habitats that support the sensitive species. As a result, all areas supporting sensitive species are proposed to be avoided and preserved. No compensatory wildlife mitigation is required.

As a result of not impacting sensitive wildlife species, the project will have not a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Less than Significant with Mitigation Incorporated.

### Indirect Impacts Avoidance

- As potentially appropriate bird/raptor nesting sites have been observed onsite, preventative measures to preclude direct and/or indirect impacts violating the Migratory Bird Treaty Act (MBTA) shall be implemented. Potential nesting sites are defined as large trees, burrows and/or man-made towers/poles etc. Preventative mitigation (pre-construction surveys) is required, see below.
- In order to prevent potential significant/indirect impacts to breeding birds/raptors, if grading is proposed during the bird/raptor breeding season (February 1 to August 31) then, a pre-construction survey for active nests onsite and within 500-feet of the footprint shall be performed no more than three days prior to the initiation of construction. If an active nest is identified onsite, then grading shall be postponed until the nest is no longer active.
- In addition, dedication of the CE and fencing along the limit of the CE will be required both during construction (temporary) and permanent fencing.

- Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, a qualified, City approved biological monitor shall be retained by the project proponent and shall be onsite during clearing, grubbing, and/or grading activities. The biological monitor shall attend all preconstruction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas and protective fencing. In addition, the biological monitor shall be on site during construction to ensure that vehicles stay within the limits of the permitted Project footprint. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the City’s draft MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.
- Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, all workers shall be educated by a City approved biologist to recognize and avoid those areas which have been marked as sensitive biological resources.
- Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, biological fencing (i.e., ESA type fencing) shall be installed. Prominently colored, well -installed fencing and signage shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to and/or within the Preserve.
- Immediately following construction activities, the biological monitor shall prepare and submit to the satisfaction of the City, a monitoring report documenting the project’s compliance with all minimization/avoidance measures.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; draft SAP/MSCP, Tyler Street Biological Assessment; BLUE Consulting Group; August, 2022)

Sensitive Habitat Impacts – Direct Temporary and Permanent

Of the 27.35 acres onsite a total of approximately 29% of the Property, totaling 8.41 acres, are proposed to be impacted by the Project. Of these impacts, 6.78 acres are considered sensitive habitats, which will be fully mitigated with the preservation of 71% of the property within a CE and HMP/PAR in perpetuity (Table, below).

**Proposed Project - Significant Impacts**

<u>Plant Community</u>	<u>Tier</u>	<u>Acres</u>	<u>Grading/ FMZ 1 Impacts</u>	<u>Sage Easement Impacts</u>	<u>FMZ 2 Impacts</u>	<u>Impacts Total</u>
<u>Diegan Coastal Sage Scrub</u>	<u>II</u>	<u>6.36</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
<u>Native Grasslands</u>	<u>I</u>	<u>1.24</u>	<u>0.59</u>	<u>0.01</u>	<u>0.01</u>	<u>0.61**</u>
<u>Southern Mixed Chaparral</u>	<u>III</u>	<u>8.84</u>	<u>0.14</u>	<u>0.0</u>	<u>0.0</u>	<u>0.14**</u>
<u>CDFW Willow Scrub (dist.)</u>	<u>I</u>	<u>0.24</u>	<u>0.0</u>	<u>0.0</u>	<u>0.24***</u>	<u>0.24***</u>
<u>CDFW Ephemeral Unvegetated Channel*</u>	<u>I</u>	<u>309 linear feet/0.02</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
<u>Non-Native Grasslands</u>	<u>III</u>	<u>8.7</u>	<u>5.27</u>	<u>0.28</u>	<u>0.19</u>	<u>5.74**</u>
<u>Disturbed habitat</u>	<u>IV</u>	<u>1.97</u>	<u>1.63</u>	<u>0.02</u>	<u>0.03</u>	<u>1.68</u>
<u>TOTAL</u>		<u>27.35</u>	<u>7.63</u>	<u>0.31</u>	<u>0.47</u>	<u>8.41</u>

\* Area not included in habitat total, calculated as underlying habitat

\*\* Significant Impact

\*\*\* FMZ 2 – only dead material is to be removed. Not considered a CDFW significant impact.

**Proposed Project – Avoided/Preserved Habitat**

<u>Plant Community</u>	<u>Tier</u>	<u>Acres</u>	<u>Impacts</u>	<u>Preserve/CE</u>	<u>% Preserved</u>
<u>Diegan Coastal Sage Scrub</u>	<u>II</u>	<u>6.36</u>	<u>0.0</u>	<u>6.36</u>	<u>100%</u>
<u>Native Grasslands</u>	<u>I</u>	<u>1.24</u>	<u>0.61*</u>	<u>0.63</u>	<u>51%</u>
<u>Southern Mixed Chaparral</u>	<u>III</u>	<u>8.84</u>	<u>0.14*</u>	<u>8.70</u>	<u>98%</u>
<u>CDFW Willow Scrub (dist.)</u>	<u>I</u>	<u>0.24</u>	<u>0.24**</u>	<u>0.24</u>	<u>100%</u>
<u>CDFW Ephemeral Unvegetated Channel*</u>	<u>I</u>	<u>309 linear feet/0.02</u>	<u>0.0</u>	<u>309 linear feet/0.02</u>	<u>100%</u>
<u>Non-Native Grasslands</u>	<u>III</u>	<u>8.7</u>	<u>5.74*</u>	<u>2.96</u>	<u>34%</u>
<u>Disturbed habitat</u>	<u>IV</u>	<u>1.97</u>	<u>1.68</u>	<u>0.29</u>	<u>14%</u>
<u>TOTAL</u>		<u>27.35</u>	<u>8.41</u>	<u>19.45</u>	<u>71%</u>

\* Significant Impact

\*\* FMZ 2 impacts not considered significant – Willow Habitat in FMZ 2 to be included in Preserve

A total of seven vegetation communities are mapped on-site: Diegan coastal sage scrub, mixed chaparral, disturbed southern willow scrub, jurisdictional ephemeral drainage, disturbed habitat, native and non-native grasslands.

The proposed Project would potentially significantly impact three sensitive habitat types across 6.78 acres (grading impacts and Zone 1 and upland Zone 2 fuel modification zone maintenance impacts). These impacts are considered significant and require mitigation. ~~The compensatory mitigation is proposed to occur offsite with the purchase of habitat mitigation credits, and will be fully mitigated with the preservation of 71% of the property within a CE and HMP/PAR in perpetuity.~~ There is a total of 19.45 acres of high-quality habitat preserved onsite because 0.86 acres of avoided habitat is within the existing ‘Padre Dam WD sage scrub easement’.

Fuel Modification Zone (FMZ) 1 maintenance is required onsite within one sensitive habitat types; non-native grasslands. Impacts within the Fuel Modification Zone 1 area are considered significant impacts and ~~compensatory mitigation is required.~~ will be fully mitigated with the preservation of 71% of the property within a CE and HMP/PAR in perpetuity

Fuel Modification Zone 2 maintenance is required onsite within three (3) sensitive habitat types; native grasslands, non-native grasslands and disturbed willow scrub. Impacts within the FMZ 2 area in the willow scrub area requires the removal of only dead material. As a result, FMZ 2 impacts to the ~~Willow Scrub~~ are considered impact neutral and compensatory mitigation is not required.

Potentially significant biological impacts shall be reduced to below a level of significance with implementation of the ~~recommended~~ required draft SAP/MSCP mitigation measures. For the subject Property, the requirement is that 30% or less may be impacted and 70% or more must be preserved. As proposed, the potentially significant impacts to the 29% of the property (6.78 acres of sensitive habitat(s), including double mitigation for the impacts to the non-native grasslands within the existing Padre Dam Municipal Water District sage scrub easement, a minimum of 7.7habitats) is fully mitigated with the preservation of 71% of the property (19.45 acres of sensitive habitat mitigation is required).

Of the 27.35 acres onsite a total of approximately ~~30~~29% of the Property, totaling 8.41 acres, are proposed to be impacted by the Project. A total of 19.45 acres (~~70~~71%) of habitat are avoided and to be preserved by the Project. No potentially significant biological impacts to the observed sensitive plant and wildlife species, coastal sage scrub and the observed CDFW jurisdictional ephemeral channel and wetlands (avoided) are proposed. All avoided habitat is to be placed within the created ~~Open Space~~CE easements (OSCE: Lot ‘B’ and Lot ‘C’) ~~and~~, including the area within the existing water district OS sage scrub easement. Potentially significant direct impacts ~~which require compensatory mitigation~~(calculated as part of the 29% take footprint) are considered those impacts to, at most, 30% of the Property, including sensitive species/habitat(s) within the grading footprint and upland Fuel Modification Zone 1, which will be fully mitigated with the preservation of 71% of the property within a CE and HMP/PAR in perpetuity.

~~The unavoidable~~Unavoidable FMZ 1 maintenance impacts to the native grasslands and non-native grasslands within the existing approximately 0.91-acre Padre Dam ‘sage scrub easement’ are considered significant and ~~both the loss of the habitat and ‘sage scrub easement’ area acreage is proposed to be mitigated for, see mitigation section proposed and mitigated with the proposed CE over 71% of the Property.~~

Unavoidable FMZ 2 maintenance impacts (impact neutral/no mitigation required) to the disturbed willow scrub and grasslands are required.

Sensitive Plants

~~The proposed Project will impact no sensitive plant species.~~ The proposed Project will impact no sensitive plant species. Three sensitive plant species were observed onsite. The first is California Jewel flower (*Caulanthus californicus*), a California endangered plant species, was observed in the CSS on the south side of the ridgeline. In addition, two plants listed as sensitive by the MSCP (rare, sensitive, narrow endemic, etc.) were observed onsite. Within the onsite chaparral, San Diego Viguiera (*Bahiopsis laciniata*) was observed and within the CSS, barrel cactus (*Ferocactus viridescens*; CRPR 2B.1) was observed.

In addition, dwarf plantain (*Plantago erecta*) was discovered. This plant is the host plant for the endangered Quino checkerspot butterfly (*Euphydryas editha quino*). Due to the presence of the host plant on-site, the potential for the site to support the butterfly was evaluated (USFWS protocol surveys) with negative results.

As designed, proposed Project impacts are located within the portion of the site that had been historically impacted/disturbed and the furthest away from the steep-slopes leading up to the ridgeline and the onsite sensitive upland habitats. As a result, all areas supporting sensitive species are proposed to be avoided and preserved. No additional compensatory mitigation is required.

*Sensitive Wildlife*

~~The proposed Project will impact no sensitive wildlife species. As designed, proposed Project impacts are located within the portion of the site that had been historically impacted/disturbed and the furthest away from the steep-slopes leading up to the ridgeline and the sensitive upland habitats that support the sensitive species. As a result, all areas supporting sensitive species are proposed to be avoided and preserved. No compensatory mitigation is required.~~

As a result of not impacting sensitive wildlife species, the project will have not a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Less than Significant with Mitigation Incorporated.

- b) ~~Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?~~

~~Potentially Significant Impact~~ \_\_\_\_\_ ~~Less than Significant with Mitigation Incorporated~~  
~~Less Than Significant Impact~~ \_\_\_\_\_ ~~No Impact~~

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; Tyler Street Biological Assessment; BLUE Consulting Group; August, 2022)

Biological Impacts – Temporary And Permanent

Of the 27.35 acres onsite a total of approximately 30% of the Property, totaling 8.41 acres, are proposed to be impacted by the Project. Of these impacts, 6.78 acres are considered sensitive habitats and compensatory mitigation is required (Table, below).

<b><u>Proposed Project – Significant Impacts</u></b>						
<u>Plant Community</u>	<u>Tier</u>	<u>Acres</u>	<u>Grading/ FMZ-1 Impacts</u>	<u>Sage Easement Impacts</u>	<u>FMZ-2 Impacts</u>	<u>Impacts Total</u>
Diegan Coastal Sage Scrub	II	6.36	0.0	0.0	0.0	0.0
Native Grasslands	I	1.24	0.59	0.01	0.01	0.61**
Southern Mixed Chaparral	III	8.84	0.14	0.0	0.0	0.14**
CDFW Willow Scrub (dist.)	I	0.24	0.0	0.0	0.24***	0.24***



CDFW Ephemeral Unvegetated Channel*	I	309 linear feet/0.02	0.0	0.0	0.0	0.0
Non Native Grasslands	III	8.7	5.27	0.28	0.19	5.74**
Disturbed habitat	IV	1.97	1.63	0.02	0.03	1.68
<b>TOTAL</b>		<b>27.35</b>	<b>7.63</b>	<b>0.31</b>	<b>0.47</b>	<b>8.41</b>

\* Area not included in habitat total, calculated as underlying habitat

\*\* Significant Impact

\*\*\* FMZ 2 — only dead material is to be removed. Not considered a CDFW significant impact.

**Proposed Project — Avoided/Preserved Habitat**

Plant Community	Tier	Acres	Impacts	Preserve	% Preserved
Diegan Coastal Sage Scrub	II	6.36	0.0	6.36	100%
Native Grasslands	I	1.24	0.61*	0.63	51%
Southern Mixed Chaparral	III	8.84	0.14*	8.70	98%
CDFW Willow Scrub (dist.)	I	0.24	0.24**	0.24	100%
CDFW Ephemeral Unvegetated Channel*	I	309 linear feet/0.02	0.0	309 linear feet/0.02	100%
Non Native Grasslands	III	8.7	5.74*	2.96	34%
Disturbed habitat	IV	1.97	1.68	0.29	14%
<b>TOTAL</b>		<b>27.35</b>	<b>8.41</b>	<b>19.45</b>	

\* Significant Impact

\*\* FMZ 2 impacts not considered significant — Willow Habitat in FMZ 2 to be included in Preserve

As outlined in the 2018 draft Subarea Area Plan (SAP) mitigation is required to reduce these potentially significant impacts to a level below significance. For this Property, biological mitigation of habitat impacts is successfully completed with compliance with the requirement that a minimum of 70% of the property is preserved. The proposed Project preserved 71% of the Property and the proposed habitat impacts are considered fully mitigated.

Fuel Modification Zone 2 maintenance is required within the wetlands and grasslands. Lake and Streambed Alteration Program by the CA Department of Fish and Wildlife would allow for Zone 2 maintenance which only allows for the removal of the dead material within this Drainage areas. Because this type of FMZ 2 maintenance impacts do not disturb the soils or removed healthy material, it is considered less than significant by CEQA, wildlife agencies, FMZ 2 maintenance is considered impact neutral. No significant impacts to the wetlands are proposed. No compensatory mitigation is required.

All avoided habitat, including the habitat with wetland Willow Scrub FMZ 2 maintenance requirements, is to be preserved in perpetuity within a created Open Space CE easement.

~~Regulations within the draft subarea plan require that impacts to chaparral, native and non native grasslands are mitigated according to the Uniform Mitigation Standards.~~

~~For the potentially significant impacts to the 6.78 acres of sensitive habitat(s), a minimum of 7.7 acres of sensitive habitat mitigation is required.~~

**Biological Impacts — Significant Direct Impacts and Mitigation Measures:**

A total of approximately 19.45 acres (approximately 71%) of the property will be avoided and preserved, including all sensitive species locations, wetlands and coastal sage scrub. The proposed project shall impact a total of 8.41 acres (29%). Because the 30/70 ratio (impact/preserve) is met, actually exceeded, all mitigation for habitat impacts are completed onsite.

No listed/sensitive species were observed or are expected to occur within the proposed development footprint; none are proposed to be impacted. Due to the fact that the proposed project will conform with the draft SAP/MSCP and its' implementing ordinances, the project will not result in a significant cumulative impact for those biological resources adequately covered by the draft SAP/MSCP.

Because the biological impacts shall be mitigated to a level below significance onsite, no cumulative impacts are created. No additional mitigation, for habitat or species, is recommended at this time. As a result of preserving 71% of the site within the required CE, a total of 19.45 acres of onsite high-quality sensitive habitat (and the sensitive species that are supported by it) are proposed to be avoided and preserved in perpetuity.

Conservation Easement (CE) and Habitat Management Plan (HMP)

As described, with the prepared CE (Lots B and C), HMP and Property Assessment Report (PAR; identifies the endowment total) the proposed Project will provide for the permanent legal protection, biological monitoring, and ecological management in perpetuity of the 19.45 acres of the Project site that would not be directly developed.

**Biology Mitigation Measure 1 (bMM):**

The Conservation Easement (CE) for Lots B and C, Habitat Management Plan (HMP) and Property Assessment Report (PAR) shall be prepared and approved by the City/Wildlife Agencies prior to issuance of a grading permit. The Homeowners Association (HOA) shall be required to manage the Conservation Easement and long-term management plan until the MSCP Subarea Plan is approved, take permits are issued and a permanent Preserve Manager for this property is established.

**bMM2:**

As potentially appropriate bird/raptor nesting sites have been observed onsite, preventative measures to preclude direct and/or indirect impacts violating the Migratory Bird Treaty Act (MBTA) shall be implemented. Potential nesting sites are defined as large trees, burrows and/or man-made towers/poles etc. Preventative mitigation measures (pre-construction surveys) are required, see below.

In order to prevent potential significant/indirect impacts to breeding birds/raptors, if grading is proposed during the bird/raptor breeding season (February 1 to August 31) then, a pre-construction survey for active nests onsite and within 500-feet of the footprint shall be performed no more than three days prior to the initiation of construction. If an active nest is identified onsite, then grading shall be postponed until the nest is no longer active.

**bMM 3:**

Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, a qualified, City approved biological monitor shall be retained by the project proponent and shall be onsite during clearing, grubbing, and/or grading activities. The biological monitor shall attend all preconstruction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas and protective fencing. In addition, the biological monitor shall be on site during construction to ensure that vehicles stay within the limits of the permitted Project footprint. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the City's draft MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.

**bMM 4:**

Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, all workers shall be educated by a City approved biologist to recognize and avoid those areas which have been marked as sensitive biological resources.

**bMM 5:**

Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, biological fencing (i.e., ESA type fencing) shall be installed. Prominently colored, well -installed fencing and signage shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to and/or within the Preserve.

Immediately following construction activities, the biological monitor shall prepare and submit to the satisfaction of the City, a monitoring report documenting the project's compliance with all minimization/avoidance measures.

**bMM 6:**

As described, the Property and proposed CE area is actively used by the surrounding residential community for unauthorized recreation (e.g. hiking, biking, pet walking) and contains multiple unauthorized trails. With the

construction of the Project, permanent measures will be put in place to prevent recreational access and impacts within the CE.

The following CE access Mitigation Measures will be required:

- Signage stating no access permitted and identifying the CE Habitat Preserve on metal posts a maximum of 100 feet apart along the line of the CE and public areas interface
- Gating of the proposed utility easement access road through the extension of Tyler Street
- Elimination of any public access into the preserve portion of the site from surrounding the proposed Project (as determined in consultation with the city, boulders/k-rail, etc.)
- Elimination of any public access to the preserve portion of the site from within the proposed Project (no rear gates)

### **Sensitive Habitat – Preventative Measures to avoid Potential Indirect Impacts**

Biological resources located adjacent to the proposed development (north, south and east of the property) could be indirectly impacted by both construction and post-construction activities associated with the proposed Project.

Potential indirect impacts may include an increase in urban pollutants entering sensitive water bodies and edge effects. These edge effects include a potential increase in noise, human intrusion, and introduction of domestic animals, night lighting, habitat disturbance and pollutants (fugitive dust).

As described below, potential indirect impacts resulting from the proposed Project are not proposed/expected to occur. ~~Preventative~~ The listed preventative measures will be required and implemented to ensure that indirect impacts do not occur. The Property is currently surrounded by residential development on all side and is actively utilized by the community at large through the numerous trails running through the Property.

The approval and development of the 14 residential lots will require the implementation of all identified preventative measures, during construction and under final residential use, that will separate the areas to be impacted from the preserved areas.

As described below, potential indirect impacts into the preserved area (~~open space~~ CE) which supports the sensitive habitats and wildlife will be avoided-, as described and conditioned.

#### 1. Water Quality

The proposed project site is located proximate to an ephemeral drainage and will continue to partially drain into the existing ephemeral drainage where it enters the property from a concrete box. Water quality has the potential to be adversely affected by potential surface runoff and sedimentation during the construction and operation of the project; however, Best Management Practices (BMPs) shall be implemented that shall reduce potential impacts to below significance. Therefore, the project is not expected to decrease water quality or affect vegetation, aquatic animals, or terrestrial wildlife that depends upon the water resources.

#### 2. Habitat Disturbance

Development of residential, commercial, office, and/or restaurant uses typically lead to an increase in human presence on and around project sites. However, this is a project which is predominantly within the pre-existing developed envelope. Therefore, while there may be an increase in total human activity in the area, the area has already absorbed the biological loss to function and value and it is unlikely (if possible) that the project could lead to further fragmentation of habitat and the degradation of sensitive habitat if people or pets wandered outside the developed area. Additionally, illegal dumping of green waste, trash, and other refuse, which currently negatively impacts the adjacent habitat, would be eliminated.

#### 3. Edge Effects

Edge effects occur when blocks of habitat are fragmented by development. Potential edge effects include: potential increase in noise, human intrusion, introduction of domestic animals, night lighting and dumping.

These edges make it easier for non-native plant species to invade native habitats. Edge effects can also make it easier

for both native and non-native predators to access prey that may have otherwise have been protected within large, contiguous blocks of habitat. In addition, the disruption of predator-prey, parasite-host, and plant-pollinator relations can occur.

The proposed project shall not lead to significant edge effects. The project's proposed landscape plan does not include any invasive plant species. Steep slopes that rim development areas are within the FMZ 1 and 2 and shall be landscaped in Fire Marshal approved native and naturalized plant material and serve as a buffer to native habitat surrounding the project site. In addition, as previously stated, the approval and development of the 14 residential lots will require the implementation of all identified preventative measures and funded to implement access control measures in perpetuity. Therefore, the Project implementation will improve on the existing habitats exposure to the current edge effects, primarily the impact of human use (walking trails with pets and dumping).

#### 4. Night-time Lighting

Development of the project site shall introduce night-time lighting in the form of street and parking lights, car headlights, and residential lights. Night-time lighting on native habitats can provide nocturnal predators with an unnatural advantage over their prey. This could cause an increased loss in native wildlife that could be a significant impact unless mitigated. Nighttime lighting shall be consistent with the City's lighting requirements and shall not cause significant impacts on wildlife habitat. As a result, no photometric study is required.

#### 5. Fugitive Dust

Fugitive dust produced by construction could disperse onto vegetation. Effects on vegetation due to airborne dust could occur adjacent to construction. A continual cover of dust may reduce the overall vigor of individual plants by reducing their photosynthetic capabilities and increasing their susceptibility to pests or disease. This, in turn, could affect animals' dependent on these plants (e.g., seed eating rodents or insects or browsing herbivores).

Fugitive dust impacts shall not be considered significant because the project shall be required to implement mandatory dust control requirements, per the City approved grading plan(s) and grading ordinances, that ensure dust control is implemented and significant impacts shall not occur.

#### Biologically Significant Direct Impacts and Mitigation:

For the proposed significant impacts to 6.78 acres of sensitive habitat, a total of 7.7 acres of habitat mitigation is required; see table, below. Mitigation will be completed offsite with the purchase of compensatory habitat mitigation credits (7.7) within an approved habitat mitigation preserve.

A total of 19.45 acres of onsite high quality sensitive habitat (and the sensitive species that are supported by it) are proposed to be avoided and preserved. Avoided area/habitat will be preserved within the proposed two new OS lots, Lot 'B' and Lot 'C'.

#### **Proposed Project Impacts and Habitat Mitigation Requirements**

Plant Community	Tier	Onsite Acres	Total Impacts	Mitigation Ratio	Mitigation Acreage
Diegan Coastal Sage Scrub	II	6.36	0.0	N/A	N/A
Native Grasslands	I	1.24	0.61**	2:1	1.22
Southern Mixed Chaparral	III	8.84	0.14**	1:1	0.14
CDFW Willow Scrub (dist.)	I	0.24	0.24	N/A	N/A
CDFW Ephemeral Unvegetated Channel*	I	309 linear feet/0.02	0.0	N/A	N/A
Non-Native Grasslands	III	8.7	5.74**	1:1	5.74
Sage Easement impacts; Native Grasslands	I		0.01**	4:1 (double)	0.04
Sage Easement impacts; Non- Native Grasslands	III		0.28**	2:1 (double)	0.56
Disturbed habitat	IV	1.97	1.68	N/A	N/A
<b>TOTAL</b>		<b>27.35</b>	<b>8.41</b>		<b>7.7</b>

\* Area not included in habitat total, calculated as underlying habitat

\*\*Considered a Significant Impact (6.78 acres)

#### **Indirect Impacts Avoidance — Mitigation Measures**

~~• Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, a qualified, City approved biological monitor shall be retained by the project proponent and shall be onsite during clearing, grubbing, and/or grading activities. The biological monitor shall attend all preconstruction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas and protective fencing. In addition, the biological monitor shall be on site during construction to ensure that vehicles stay within the limits of the permitted Project footprint. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the City's draft MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.~~

~~• Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, all workers shall be educated by a City approved biologist to recognize and avoid those areas which have been marked as sensitive biological resources.~~

~~• Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, biological fencing (i.e., ESA type fencing) shall be installed. Prominently colored, well installed fencing and signage shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to and/or within the Preserve.~~

~~• Immediately following construction activities, the biological monitor shall prepare and submit to the satisfaction of the City, a monitoring report documenting the project's compliance with all minimization/avoidance measures.~~

Summary

As a result of the Project design, implementation of the required habitat Mitigation Measures (30% take/70% preserve ratio), preventative indirect impacts prevention mitigation measures, ~~avoidance of all riparian habitat, proposed compensatory mitigation measures for the unavoidable loss of sensitive habitats, including: native grasslands, southern mixed chaparral and non native grasslands~~ preserving and managing the avoided habitat within a CE and HMP/PAR in perpetuity, no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service is proposed. Less than Significant with Mitigation Incorporated.

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?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; Tyler Street Biological Assessment; BLUE Consulting Group; August 2022)

Refer to response for Section IV. b) above. The Project does not significantly impact any riparian habitat. CDFW jurisdictional wetlands and waters were observed onsite. Due to the ephemeral nature of the storm flows through the onsite channel, the USACE has no jurisdiction. The proposed development proposes FMZ 2 within the willow scrub area. This requires the removal of dead material – not living material. As a result, this not does not significantly impact the observed CDFW jurisdictional ephemeral drainage channel (unvegetated) or wetlands (willow scrub). All disturbed CDFW jurisdictional Willow Scrub habitat will be avoided and preserved. No substantial diversion or obstruction to the natural flow, or substantial change to the bed, channel, or bank, or if there is any use of material from the bed, channel, or bank, or if there is deposition of debris, waste, or other material where it may pass into a river, stream, or lake, is proposed. No substantial adverse effect on existing fish and wildlife resources is proposed. All 0.24 acres of wetlands are to be preserved and maintained (FMZ 2) onsite within the OS. The maintenance of the BMZ 2 is a less than significant impact. No wetland mitigation is required.

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?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee, General Plan, ~~Open Space~~CE Conservation Element, City of Santee Draft Multiple Species Conservation Plan (MSCP) Subarea Plan; Tyler Street Biological Assessment; BLUE Consulting Group; August 2022).

The property does not support an identified formal established native resident or migratory wildlife corridors. The proposed Project will not impede the use of native wildlife nursery sites. The project footprint, generally located at the toe of the natural slope, is vacant and has been previously graded/altered. This portion of the site is highly disturbed with accumulated trash in the wetlands and urban uses on three sides. As a result, this area does not function as a wildlife movement corridor. The property is located adjacent to ~~open space~~CE (adjacent to the western property line), and between two additional large blocks of existing fully conserved lands. As such the project western portion (to be preserved) supports stepping stone linkages between nearby ~~open space~~CE lands. Because the proposed development is clustered in the low-lying area along the eastern property line (adjacent to the existing offsite developed area), potential impacts to the ridgeline, the habitat and the wildlife corridor is avoided and preserved (supporting the grasslands, CSS and chaparral).

Due to the distance away from the steep slopes and ridgeline (greater than 450 linear feet and 150 feet of vertical elevation) potentially significant direct or indirect impact to the adjacent wildlife movement corridor is not expected to occur. No mitigation is required. Less than significant impact.

Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee, Draft MSCP Subarea Plan, General Plan, Land Use Element; Tyler Street Biological Assessment; BLUE Consulting Group; July 2022)

The City of Santee has a Conservation Element in the General Plan. The purpose of the Conservation Element is to identify the community’s natural and man-made resources and to encourage their wise management in order to assure their continued availability for use, appreciation and enjoyment. The Conservation Element includes policies and implementation measures to encourage the conservation and proper management of natural resources and ~~open space~~CE areas in the City. No standalone protection policy (e.g. for ornamental trees) is applicable in the City. The project would not conflict with or prevent implementation of the draft Plan because the project ~~site is not located within~~meets and/or exceeds the Draft standards and mitigation requirements required by the draft Subarea Preserve and is not proposed for conservation. Plan (dMSCP).

Thus, the project would not conflict with any local policies or ordinances protecting biological resources. Project impacts would be less than significant.

e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; Tyler Street Biological Assessment; BLUE Consulting Group; August 2022)

The proposed project would not conflict with the City of Santee Draft MSCP Subarea Plan. As discussed above in Section IVb), the project ~~applies~~exceeds the Standard Uniform Ratios required 70% onsite preservation from the draft Subarea Plan to mitigate for onsite Project habitat impacts. The project preserves the majority of the high-quality

habitat onsite, including habitat occupied by the San Diego cactus wren and Coastal California gnatcatcher. Both of these species are proposed covered species in the Draft MSCP Subarea Plan. The project's ~~open space~~CE abuts ~~open space~~CE to the south, and is between two fully conserved lands. By preserving the easternmost habitat, it allows for Coastal California gnatcatcher and other wildlife stepping stone linkages between the nearby ~~open space~~CE lands. Because the proposed project clusters the proposed residential development adjacent to existing development and preserves the onsite ~~open space~~CE adjacent to other ~~open space~~CE, the project is consistent with the goals of the Subarea Plan. Project impacts would be less than significant.

**V. CULTURAL RESOURCES.** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

- |                                                                  |                                                                             |
|------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input checked="" type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact                                          |

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; Cultural Resources Study for the Tyler Street Residential Project (Brian F. Smith and Associates, Inc; May 3, 2018).

Two previously recorded cultural resources, SDI-11,542H and SDI-11,543, were relocated within the Tyler Street Residential Project boundary during the current study. Site SDI-11,542H is characterized as the remnants of a mid-twentieth century rural residential property with an associated trash scatter situated approximately 125 meters south/southwest of the southern terminus of Tyler Street. Site SDI-11,543 represents a low density prehistoric lithic scatter with no subsurface components situated along an east-to-west-trending ridge approximately 250 meters south/southwest of the southern terminus of Tyler Street. Both sites were originally recorded in 1989 by Affinis (Knight et al. 1989). The current study verified the locations of the sites and conducted a significance testing and evaluation program for both.

The testing of SDI-11,542H and SDI-11,543 has provided information indicating that neither of the two sites represents a location of archaeological significance as defined by CEQA or the City of Santee. Based upon the analysis of the recovered artifacts and testing program, both sites lack additional research potential or deposits and are evaluated as not CEQA-significant and not eligible for the California Register of Historical Resources. Further, because the sites are not significant under any CEQA criteria, they are also not eligible for the National Register of Historic Places. For Site SDI-11,542H, the artifact analysis and review of archival data indicates the site was likely occupied during a short period between the 1940s and 1960s. In addition, the small number of artifacts recovered from subsurface tests indicates the concentration of historic material found in the southwestern corner of the site does not extend beyond the limits of the surface expression of the site. The lack of any developed significant subsurface component also further indicates that the property was not occupied for an extended period of time. For Site SDI-11,543, the lack of subsurface artifacts and the lithic recovery of eight pieces of lithic debitage and one core from the site surface suggests that the prehistoric activity was associated with the testing of material and expedient production of flake-based tools. Quartzite lithic material is extremely common in this region, and the ease of access to this material allowed prehistoric occupants to produce tools as needed without necessarily transporting raw material to use areas. Since the site exhibits a small surface scatter of artifacts with no subsurface deposit, ecofacts, or features, the information already obtained represents a large portion of the research potential of the site and it is unlikely that significant additional and different information would be gathered from further investigations due to the lack of a subsurface deposit. The project site is vacant and does not contain any structures. No historical resources are located on the project site, and therefore, the project would not cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5.

Impacts would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.

- |                                                         |                                                                                        |
|---------------------------------------------------------|----------------------------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact   | <input type="checkbox"/> No Impact                                                     |

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; Cultural Resources Study for the Tyler Street Residential Project (Brian F. Smith and Associates, Inc; May 3, 2019).

The proposed development for the Tyler Street Residential Project will include the grading of the location of SDI-11,542H. Although Site SDI-11,543 is to remain in ~~open space~~CE, increased development in the general area may indirectly impact the site through greater pedestrian use of the already established trails and dirt roads found on the property. Nevertheless, impacts to the cultural sites will not be significant as the research potential of both resources has been exhausted based upon the recovered testing data. However, due to the location of the project site partially within the floodplain of the wetlands and in an undeveloped area, there is a potential for site grading to inadvertently uncover buried archaeological resources.

As a result, impacts would be potentially significant and mitigation would be required.

**CUL-1 Archeological Monitor**

Potential impacts to buried artifacts or human remains inadvertently discovered during project grading would be mitigated through the requirement for archaeological and Native American monitors to be present on-site during grading activities. The archeological monitor would ensure that if any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines section 15064.5. If any find is determined to be significant, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the City will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted. Work may proceed on other parts of the project site while mitigation for cultural resources is being carried out.

If human skeletal remains are uncovered during project construction, the archaeological monitor will direct the contractor or appropriate representative to halt work, contact the San Diego County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines. If the coroner determines that the remains are Native American, the project proponent will contact the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the contractor shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the contractor has discussed and conferred, as prescribed in this section (California Public Resources Code Section 5097.98) with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.

With implementation of archaeological monitoring during grading (CUL-1), the project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. Project impacts would be less than significant with mitigation.

- c) Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant with Mitigation Incorporated
<input type="checkbox"/> Less Than Significant Impact	<input type="checkbox"/> No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element; Cultural Resources Study for the Tyler Street Residential Project (Brian F. Smith and Associates, Inc; May 3, 2018).

See Section V. b) above.

**VI. ENERGY.** Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant with Mitigation Incorporated
---------------------------------------------------------	-----------------------------------------------------------------------------



Less Than Significant Impact

No Impact

**Discussion:**

Source: Appendix F (Energy Conservation) of the California Environmental Quality Act (CEQA) Guidelines

This section provides a summary of the energy regulatory framework, discusses the existing conditions on the project Site, discloses potential energy use during construction and operation of the proposed project, and identifies project design features and mitigation measures that may reduce energy consumption and thereby enhance energy conservation.

The proposed project would result in less than significant impacts on the wasteful, inefficient, or unnecessary use of energy due to various design features including balance grading on-site to reduce haul trips during construction, extensive on-site solar to meet the demand for electricity, design of the proposed project, installation of energy efficient appliances and lights, as well as installation of efficient water fixtures. The 14 proposed single family homes shall contain the following sustainable energy efficient measures. All interior lighting shall be high efficacy with vacancy sensor switches at bathrooms, laundry rooms, and garages. All exterior lighting shall be high efficacy with motion sensor I photo cell controls. All appliances and exhaust fans shall be Energy Star compliant. All HVAC systems shall be high efficiency with min. 14 SEER and min. 92% AFUE. All residences shall be equipped with solar ready measures. All garages shall have EV capable circuits for future electric vehicle charging. All water fixtures shall be reduced consumption fixtures complying with current California Green Standards.

Along with the above-listed sustainable measures for each home there will be sustainable features incorporated into the landscaped areas. This includes bioretention drainage control and shade trees. All landscaping shall be drought tolerant and utilize a drip irrigation system for each separate home. With the adherence to the increasingly stringent building and vehicle efficiency standards as well as implementation of the proposed project’s design features that would reduce energy consumption, the proposed project would not contribute to a cumulative impact to the wasteful or inefficient use of energy. As such, the proposed project would not result in a cumulatively considerable impact on energy.

The project’s operational energy usage would be minimized through compliance with the Sustainable Santee Plan, including such measures as constructing Energy Star Certified buildings. The project would also implement project features required to comply with the California Building Code Standards (i.e., or Title 24 of the California Code of Regulations [CCR]) and California Green Building Standards Code. Therefore, the project would not result in an environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Less than significant impacts would occur.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source: Appendix F (Energy Conservation) of the California Environmental Quality Act (CEQA) Guidelines

The project would be built and operated in accordance with existing, applicable regulations, which include, but are not limited to, the California Green Building Standards Code, CARB regulations, and the Sustainable Santee Action Plan (City 2020). This plan aims to reduce the City’s Greenhouse Gas (GHG) emissions by 40 percent below its 2005 levels by 2030. Construction equipment and operation equipment would be maintained to allow for continuous energy-efficient operations. Additionally, the project would incorporate energy-efficient features into the proposed residences in compliance with these regulations, as described above in Item VI.a. The project would therefore not conflict with any state or local plan for energy efficiency, and no impacts would occur.

**VII. GEOLOGY AND SOILS.** Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee Municipal Code; Division of Mines and Geology Special Publication 42 Preliminary Geotechnical and Update letter completed by Advanced Geotechnical Solutions, Inc.; Dated March 12, 2019.

The project site is not located within an area that has been identified as having a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As a result, the risk of rupture of the ground surface would be unlikely. The primary seismic risk to the San Diego metropolitan area is the Rose Canyon fault zone located approximately 13 miles west of the site. Therefore, the project would not expose people or structures to significant risk of loss injury or death involving rupture of a known earthquake fault. Project impacts would be less than significant.

- ii) Strong seismic ground shaking?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee Municipal Code; Preliminary Geotechnical and Update letter completed by Advanced Geotechnical Solutions, Inc.; Dated March 12, 2019. See Section VII. a) i. above.

The primary seismic risk to the San Diego metropolitan area is the Rose Canyon fault zone located approximately 13 miles west of the site. However, as the project would be required to comply with all seismic standards of California Building Code, project impacts would be less than significant.

- iii) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee Municipal Code; Preliminary Geotechnical and Update letter completed by Advanced Geotechnical Solutions, Inc.; Dated March 12, 2019.

The project site is located in Geotechnical Hazard Zone C1 and C3 according to the Safety Element of the General Plan. Zone C1 is identified as having a moderate to high potential for liquefaction, while zone C3 is classified as having a "low to moderate" potential for liquefaction. As the project site is not underlain by a known active or potentially active fault, the potential for ground rupture due to faulting is considered low. Liquefaction of granular soils can be caused by strong vibratory motion due to earthquakes. A liquefaction analysis of the site was completed and found the site would be susceptible to liquefaction. Total dynamic settlement potential was estimated to range from 0.5 to 1.0 inch for design earthquake ground motion and differential dynamic settlement was anticipated to be 1 inch or less within 50 horizontal feet. Based on this relative small settlement, the geotechnical report recommends inclusion of dynamic settlement in the structural analysis. No ground improvements are recommended to address the liquefaction potential

With implementation of geotechnical recommendations which are automatically required as part of the grading permit under Municipal Code 15.58.120, no substantial risk associated with liquefaction would occur. Project impacts would be less than significant.

iv) Landslides?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

Source(s): City of Santee Municipal Code; Preliminary Geotechnical and Update letter completed by Advanced Geotechnical Solutions, Inc.; Dated March 12, 2019.

The project site is located in Geotechnical Hazard Zone C1 and C3 according to the Safety Element of the General Plan. Zone C1 is classified as being marginally susceptible to landslides, while zone C3 is classified as “generally to marginally” susceptible to landslides. However, the project site is relatively flat, and no steep slopes are located on-site or adjacent to the property. No landslides have been observed on the project site or in the vicinity of the project site. Project impacts would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

Source(s): City of Santee Municipal Code, Engineering Division.

The project site is relatively flat, which limits the potential for substantial soil erosion. In addition, the project would include landscaping, which would minimize erosion potential. Throughout construction and operation, the project is required to comply with Section 15.58.140 (erosion control plans) of the City of Santee Municipal Code and landscaping requirements. Due to these factors, the project would not result in substantial soil erosion or the loss of topsoil. Project impacts would be less than significant.

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?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

Source(s): City of Santee Municipal Code; Preliminary Geotechnical and Update letter completed by Advanced Geotechnical Solutions, Inc.; Dated March 12, 2019.

The project site was included within the area of analysis and found that potential geotechnical issues related to compaction, liquefaction, and seismicity could be addressed through adherence to specified geotechnical recommendations. Liquefaction potential would be addressed through implementation of geotechnical report recommendations which are automatically required as part of the grading permit under Municipal Code 15.58.120 (refer to VII a) iii above). Thus, as detailed in the Preliminary Geotechnical Investigation, project impacts related to subsidence due to on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact



2. Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned repaired, sorted, and cataloged.
3. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall either be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Diego Natural History Museum or retained by the City and displayed to the public at an appropriate location such as a library or City Hall.

**VIII. GREENHOUSE GAS EMISSIONS.** Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- Potentially Significant Impact
  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact
  No Impact

**Discussion:**

Source(s): City of Santee General Plan; Greenhouse Gas Assessment Tyler Street Project City of Santee, San Diego County.;OB-1; Dated August 2020.

The GHG emissions estimates for this analysis includes the following sources of annual direct and indirect emissions: (1) area sources (e.g., landscaping-related fuel combustion sources and natural gas fireplaces); (2) energy use associated with residential and non-residential buildings; (3) water and wastewater; (4) solid waste; (5) mobile sources (e.g., passenger vehicles and trucks); and (6) construction. The ongoing operational emissions consist of the first five categories, while the one-time emissions are associated with construction. The typical types of GHG emissions resulting from developments such as the Project are emissions of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O.

One-time emissions are those construction emissions that are not reoccurring over the life of the Project. The major construction phase included in this analysis is grading and on-site earth balancing. Emissions are from off-road construction equipment and on-road vehicles like worker and vendor commuting and trucks for soil and material hauling.

Some emissions would occur every year after buildout. GHGs are emitted from buildings because of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO<sub>2</sub> and other GHGs directly into the atmosphere; these emissions are considered direct emissions when associated with a building. GHGs are also emitted during the generation of the electricity from fossil fuels used by the project buildings, these emissions are indirect emissions.

Indirect GHG emissions also result from the production of electricity used to convey, treat, and distribute water and wastewater. The amount of electricity required to convey, treat, and distribute water depends on the volume of water as well as the sources of the water. In addition, CalEEMod calculates the indirect GHG emissions associated with waste that is disposed of at a landfill using waste disposal rates by land use and overall composition.

The primary source of annual GHG emissions are associated with on-road mobile sources related to residents, workers, customers, and delivery vehicles visiting the land use types in the project. A summary of all GHG emissions from the proposed Project is presented in Table 9.

Table 9 – Proposed Project GHG Emissions

Category	CO <sub>2</sub> e (t/year)
Direct – Mobile (Amortized Construction)	11.1
Direct – Mobile (Operational)	110.6
Direct – Area Source	11.3
Indirect – Purchased Electricity (Power)	39.2
Indirect – Purchased Natural Gas (Power)	23.0
Indirect – Purchased Electricity (Water)	7.2
Direct – Fugitive – Solid Waste	8.2
<b>TOTAL</b>	<b>211</b>

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee Municipal Code; Greenhouse Gas Assessment Tyler Street Project City of Santee, San Diego County.;OB-1; Dated September 2020.

In 2020, the City of Santee adopted the Sustainable Santee Plan (SSP), which is a qualified greenhouse gas reduction plan under CEQA Guidelines section 15183.5. Agencies may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan.

The SSP includes a Project Consistency Checklist (Checklist) for determining whether development projects are consistent with the SSP. As discussed in the Checklist, the SSP addresses community GHG emissions at the programmatic level; projects demonstrated to be consistent with the SSP through use of the Checklist would result in less than significant contributions to climate change. The Checklist for the revised project is included as Appendix F. The 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 SSP. As demonstrated in the Checklist, the 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 project would be consistent with the following goals applicable to the project:

**Measure 2.1** – New residential construction meets or exceeds California Green Building Standards Tier 2 Voluntary Measures.

*It will be completed as an item in the project's conditions of approval and as a note on the grading plan.*

**Measure 6.1** – Proposed project streets include sidewalks, crosswalks, and other infrastructure that promotes non-motorized transportation options.

*While not applicable because the project is such size as to render this measure unfeasible, the Project does include sidewalks on both sides of Tyler Street..*

**Measure 6.2** – Proposed project installs bike paths to improve bike transit.

*The Mobility Element or Active Transportation Plan call for bike paths in this area. Not applicable because the project is such size as to render this measure unfeasible.*

**Measure 7.1** – Install electric vehicle chargers in all new residential and commercial developments.  
a. For new Single Family Residential, install complete 40 Amp electrical service and one e charger.

*It will be completed as an item in the project's conditions of approval and as a note on the grading plan.*

**Measure 8.1** – Implement traffic flow improvement program.

*Not applicable because the project is such size as to render this measure unfeasible.*

**Measure 9.1** – Reduce waste at landfills.

*While not applicable because the project is such size as to render this measure unfeasible., the Project will be required to divert construction waste to recycling facilities.*

**Measure 10.1** – Increase distributed energy generation within City of Santee by implementing the following

applicable photovoltaic solar systems: a. Single family residential to install at least 2kW per unit of PV solar systems, unless the installation is infeasible due to poor solar resources established in a solar feasibility study prepared by a qualified solar consultant submitted with an application.

*It will be completed as an item in the project's conditions of approval and as a note on the grading plan.*

**IX. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

- Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:** Source(s): Project Description.

The project includes construction of single-family residential housing development. Construction of the project would involve standard grading and construction activities, which require temporary use of fuels and other hazardous materials. Construction of the project would involve standard grading and construction activities that require temporary use of fuels and other hazardous materials. The use and handling of materials associated with the construction of the project would follow all applicable federal, state, and local regulations, including California Occupational Safety and Health Administration, California Department of Transportation (Caltrans), and Department of Environmental Health Hazardous Materials Division. The project would comply with all applicable state and local regulations for hazardous materials and waste management during project construction and operation of the 14 lot single-family residential development.

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

As a result, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Project impacts would be less than significant.

- 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?

- Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): Project Description. See Section VII. a) above.

The project would not involve a use that would result in foreseeable upset and accident conditions from the release of hazardous materials into the environment. The property supports no existing structures. No demolition is required that could be a source of hazardous materials. The proposed residential uses would be associated with the routine use of common hazardous materials; however, no significant hazards due to upset and accident conditions involving the release of hazardous materials would occur because use of common hazardous materials are typical of residential uses and are not associated with generation of significant hazards to the public or the environment. Impacts would be less than significant.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- Potentially Significant Impact                       Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): Santee School District website.

The project site is not located within one-quarter mile of an existing or proposed school. As a result, the 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. No impact would occur.

- 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?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): California Department of Toxic Substances Control, EnviroStor Database; Geotracker Database.

The project site is not identified on the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List compiled pursuant to Government Code Section 65962.5. Additionally, existing residential development are already located directly adjacent to this site. As a result, the project would not create a significant hazard to the public or the environment as a result of being located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Project impacts would be less than significant.

- 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?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): San Diego Regional Airport Authority, Airport Land Use Commission Consistency Determination dated January 2, 2020.

Aeronautical Study Number 2018- AWP-10540-OE.

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

- Structure: Building Houses
- Location: Santee, CA
- Latitude: 32-49-45.00N NAD 83
- Longitude: 117-00-38.00W
- Heights: 510 feet site elevation (SE)  
20 feet above ground level (AGL)  
530 feet above mean sea level (AMSL)

The FAA has reviewed the aeronautical study in of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Based on this evaluation, marking and lighting are not necessary for aviation safety. Project impacts would be less than significant.



f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee, General Plan Safety Element; Santee Fire Department, FPP; Dudek, 2022.

The project includes provision for emergency response access.

The project site is located in an existing developed area with access to major roadways that would allow for emergency evacuation. In addition, the project has been reviewed and approved by the Fire Marshal with the preparation, coordination and approval of a Fire Protection Plan (FPP; Dudek, 2022). Through this review, it has been shown that the project would not impair implementation of, or physically interfere with, emergency response and impacts would be less than significant.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:** Source(s): General Plan, Safety and Conservation Elements; Santee Municipal Code-Urban Wildland Interface, Tyler Street Brush Management Zone Assessment; FPP- Dudek, 2022.

The project site is located adjacent to and within an urbanized area and is not within or adjacent to a California Department of Forestry State Responsibility Area for wildland fire protection. Fuel Modification Zones (FMZ) will be provided around all new single-family development lots within the Project development that are adjacent to ~~open space~~ CE areas. All dwelling units on the Project site will be highly ignition resistant based on required construction design, materials, and methods. There are six lots that cannot achieve a full 100 feet of FMZ on the Project property for various reasons, including property boundary constraints (Lots 1 through 3), being adjacent to an ~~open space~~ CE easement area (Diegan Sage Scrub Easement per document 1994-0535919 recorded 9-8-94) for the Diegan coastal sage scrub located in the southeastern portion of the Project site (adjacent to Lots 7 and 8), or an ephemeral drainage channel abuts the northeastern portion of Lots 1 through 5). To mitigate for the reduced FMZs on Lots 1 through 6, the Project’s applicant will apply for a 1602 Permit, which is a Lake and Streambed Alteration Program by the CA Department of Fish and Wildlife that would allow for 30% thinning (Zone 2) of the dead and dying material or mowing non-native grasses to lower than 4-inches (if present) within these Drainage areas and by doing so, allowing Lots 3 through 6 to achieve a full 100 feet of fuel modification, Additionally, a 6-foot concrete masonry unit (CMU) fire wall will be installed along the property boundary adjacent to Lots 1 through 3 and code exceeding construction and landscape alternatives are proposed for Lots 1 through 3.

In order to mitigate and to provide the remaining FMZ along the southern and southeastern sides of Lots 7 and 8 within the Diegan Sage Scrub easement areas a small portion of the easement area (Zone 1) and 30% thinning (Zone 2) of the dead and dying material or mowing non-native grasses to lower than 4-inches (if present) within this Diegan Sage Scrub easement area will be within the FMZ. By doing so, Lots 7 and 8 will be able to provide a full 100 feet of FMZ in all directions, including achieving a full 50-ft. irrigated Zone 1 and a full 50-ft. thinning Zone 2. Zone 1 BMZ impacts are considered significant and if required, additional on-site mitigation would be required at a 2:1 mitigation ratio; this mitigation would be completed onsite within the proposed ~~open space~~ CE areas along the western side of the development. Zone 2 BMZ impacts are considered impact neutral and not considered a significant biological impact. As a result, no compensatory mitigation is required for Zone 2 impacts, including offsite Zone 2 BMZ impacts. Additional code exceeding construction and landscape alternatives that provide the same practical effect as the 100 feet FMZ will also be provided for Lots 7 and 8.

**Proposed Mitigation Measures and Recommendations**

The following are City and State fire and building code required measures for building in wildland urban interface areas.

1. The proposed Tyler Street 14-lot single-family residential subdivision achieves a minimum 50 feet of on-site FMZ for every lot, and Lots 6 through 14 achieve a full 100 feet of FMZ (50 feet irrigated Zone 1 and 50 feet of a thinned Zone 2) without the need to provide additional mitigation. Lots 1 through 8 are unable to achieve a full 100 feet of FMZ within the property limits; these lots are able to achieve between 50 and 100 feet of FMZ and will be required to implement the code exceeding mitigation measures described below.

2. Each of the new single-family residential structures within the proposed Tyler Street 14-lot subdivision site will be code compliant, ignition resistive, and fully-sprinklered in compliance with applicable portions of the City of Santee Municipal Code, as well as with the 2019 edition of the California Building Code (CBC), Chapter 7A (or then current edition); 2019 edition of the California Fire Code (CFC), Chapter 49 (or then current edition); and 2019 edition of the California Residential Code (CRC), Section 237 (or then current edition), as adopted by the City;

3. All rooms and enclosed spaces within each of the new single-family residences, including within the garages, will be provided with an NFPA 13D fire sprinkler system with additional coverage. The NFPA 13D system is required:

a. To be designed by a licensed fire protection engineer or SFD-approved sprinkler contractor.

b. To provide fire inspector's test value five feet above grade. To install a fire sprinkler box in garage with wrench and three heads of each type used in design of fire sprinkler system;

c. To provide sufficient water supply as determined by fire sprinkler hydraulic calculations, which may require increased meter and piping size. If fire flow is insufficient for the designed system, alternative options, such as a fire pump designed to boost fire flow, may be considered, to the approval of SFD. Alternative options will be submitted to SFD for approval before installation;

d. Automatic or self-closing doors shall be installed and conform to the exterior door assembly standards addressed in Chapter 7 of the CBC;

4. A fire alarm system shall be installed in accordance with NFPA 72, Fire Protection Signaling System and SFD requirements, for monitoring the flow switch and inter-connection with the dwellings' smoke detectors. The fire alarm system will be supervised by a third-party alarm company. The system will be tested annually, or as needed, with test results provided to SFD;

5. Zone 1 requires a minimum 50 feet of irrigated landscape planted with drought-tolerant, fire resistive plants. No undesirable, highly flammable plant species shall be planted. The landscaping will be routinely maintained and will be watered by an automatic irrigation system that will maintain healthy vegetation with high moisture contents that would prevent ignition by embers from a wildfire;

6. The new residential design also provides an unimpeded, all-weather pathway (minimum three feet wide) on all sides of the residential structures for firefighter access around the entire perimeter of the structure;

**Code Exceeding Mitigation Measures** As previously mentioned, due to site constraints, it is not possible to achieve the full 100 feet FMZ width for every lot of the proposed Tyler Street 14-lot subdivision Project. As such, this Preliminary Fire Assessment Summary Letter details both required elements for constructing a residential structure in a very high fire hazard severity area, as well as additional measures that will be implemented to mitigate for the lots with non-conforming fuel modifications zones. These measures are customized for this site based on the analysis results and focus on providing functional equivalency as a City defined, full fuel modification zone.

The following are City and State fire and building code required measures to be implemented per the requirements for building in wildland urban interface areas.

1. The proposed Tyler Street 14-lot single-family residential subdivision achieves a minimum 50 feet of onsite FMZ for every lot, and Lots 6 through 14 achieve a full 100 feet of FMZ (50 feet irrigated Zone 1 and 50 feet of a thinned Zone 2) without the need to provide additional mitigation. Lots 1 through 8 are unable to achieve a full 100 feet of FMZ within the property limits; these lots are able to achieve between 50 and 100 feet of FMZ and will be required to implement the code exceeding mitigation measures described below.

2. Each of the new single-family residential structures within the proposed Tyler Street 14-lot subdivision site will be code compliant, ignition resistive, and fully-sprinklered in compliance with applicable portions of the City of Santee

Municipal Code, as well as with the 2019 edition of the California Building Code (CBC), Chapter 7A (or then current edition); 2019 edition of the California Fire Code (CFC), Chapter 49 (or then current edition); and 2019 edition of the California Residential Code (CRC), Section 237 (or then current edition), as adopted by the City;

3. All rooms and enclosed spaces within each of the new single-family residences, including within the garages, will be provided with an NFPA 13D fire sprinkler system with additional coverage. The NFPA 13D system is required:
  - a. To be designed by a licensed fire protection engineer or SFD-approved sprinkler contractor.
  - b. To provide fire inspector's test value five feet above grade. To install a fire sprinkler box in garage with wrench and three heads of each type used in design of fire sprinkler system;
  - c. To provide sufficient water supply as determined by fire sprinkler hydraulic calculations, which may require increased meter and piping size. If fire flow is insufficient for the designed system, alternative options, such as a fire pump designed to boost fire flow, may be considered, to the approval of SFD.

Alternative options will be submitted to SFD for approval before installation; d. Automatic or self-closing doors shall be installed and conform to the exterior door assembly standards addressed in Chapter 7 of the CBC;

4. A fire alarm system shall be installed in accordance with NFPA 72, *Fire Protection Signaling System* and SFD requirements, for monitoring the flow switch and inter-connection with the dwellings' smoke detectors. The fire alarm system will be supervised by a third-party alarm company. The system will be tested annually, or as needed, with test results provided to SFD;
5. Zone 1 requires a minimum 50 feet of irrigated landscape planted with drought-tolerant, fire resistive plants. No undesirable, highly flammable plant species shall be planted. The landscaping will be routinely maintained and will be watered by an automatic irrigation system that will maintain healthy vegetation with high moisture contents that would prevent ignition by embers from a wildfire;
6. The new residential design also provides an unimpeded, all-weather pathway (minimum three feet wide) on all sides of the residential structures for firefighter access around the entire perimeter of the structure;

The following code exceeding mitigation measures are being provided for nonconforming lots unable to achieve a full 100 feet of fuel modification (Lots 1 through 5, 7 and 8). These code exceeding mitigations were found to meet or exceed the code required 100 feet fuel modification zones through science and application and were accepted by numerous fire agencies throughout California:

1. To mitigate for the reduced FMZs on Lots 1 through 6, the Project's applicant will apply for a 1602 Permit, which is a Lake and Streambed Alteration Program by the CA Department of Fish and Wildlife that would allow for 30% thinning (Zone 2) of the dead and dying material or mowing non-native grasses to lower than 4-inches (if present) within these Drainage areas and by doing so, allowing Lots 3 through 6 to achieve a full 100 feet of fuel modification.
2. To mitigate for the reduced FMZs on and adjacent to Lots 7 and 8 and provide the remaining FMZ along the southern and southeastern sides of Lots 7 and 8 within the Diegan Sage Scrub easement areas, a program has been put in place by the Project's biologist that would allow for 30% thinning (Zone 2) of the dead and dying material or mowing non-native grasses to lower than 4-inches (if present) within this Diegan Sage Scrub easement area. Zone 2 BMZ impacts are not considered a significant biological impact. As a result, no compensatory mitigation is required for Zone 2 impacts, including offsite Zone 2 BMZ impacts (refer to Project's Biological Report for more information on mitigation).
3. Lots 1 through 8 will be required to be maintained as an extended irrigated Zone 1 FMZ landscape with drought-tolerant, fire resistive plants. The Zone 1 FMZ will extend up to the drainage channel adjacent to Lots 1 through 6 and up to the Diegan Sage Scrub easement areas adjacent to Lots 7 and 8. The extended irrigated Zone 1 landscape will include no undesirable, highly flammable plant species shall be planted, that will be routinely maintained and watered by an automatic irrigation system that will maintain healthy vegetation with high moisture contents that would prevent ignition by embers from a wildfire;
4. Because of property boundary constraints, Lots 1 through 3 are unable to achieve a full 100 feet of FMZ onsite. To mitigate for the reduced FMZ, a 6-foot high non-combustible CMU fire wall will be constructed along the rear lot line behind Lots 1 through 3 will be constructed. The fire wall will be installed to function as heat-deflecting walls.

5. In addition to the construction of a 6-foot high CMU wall, the Project proposes to provide exterior glazing in windows (and sliding glass doors, garage doors, or decorative or leaded glass doors) facing the ~~open-space~~CE and naturally vegetated areas to be dual pane with both panes tempered glass to mitigate for the reduced FMZ within Lots 1 through 3. Dual pane, one pane tempered glass has been shown during testing and in after fire assessments to significantly decrease the risk of breakage and ember entry into structures. Therefore, requiring code-exceeding dual pane, both panes tempered is anticipated to be an important safety measure that provides enhanced structure protection and provides mitigation for reduced fuel modification zones and limited setbacks from adjacent structures. *The window upgrade also exceeds the requirements of Chapter 7A of the CBC and providing additional protection for the structure's most vulnerable, exterior side* (CODE EXCEEDING MITIGATION MEASURE);
6. Wildland exposed sides of the structures on Lots 1 through 3 shall also include 5/8-inch Type X fire rated gypsum sheathing applied behind the exterior covering or cladding (stucco or exterior siding) on the exterior side of the framing, from the foundation to the roof for a facade facing the ~~open-space~~CE and naturally vegetated areas. 5/8-inch Type X fire rated gypsum sheathing is required to be manufactured in accordance with established ASTM standards defining type X wallboard sheathing as that which provides not less than one-hour fire resistance when tested in specified building assemblies and has been tested and certified as acceptable for use in a one-hour fire rated system. CertainTeed Type X Gypsum Board has a Flame Spread rating of 15 and Smoke Developed rating of 0, in accordance with ASTM E 84, (UL 723, UBC 8-1, NFPA 255, CAN/ULC-S102); UL classified for Fire Resistance (ANSI/UL 263; ASTM E119) and listed under UL File No. CKNX.R3660 (CertainTeed, 2021). Please refer to the specification in Attachment 5 for a more detailed description of CertainTeed 5/8-inch Type X Fire Rated Gypsum sheathing (or similar product) (CODE EXCEEDING MITIGATION MEASURE);
7. Areas requiring ventilation to the outside environment will require ember-resistant vents such as Brandguard, Vulcan, or O'Hagin brands. These vents exceed the code requirement of a minimum 1/16-inch not to exceed 1/8-inch openings. All vents used for this project will be approved by SFD. Please refer to the specification in Attachments 6 and 7 for a more detailed description of Brandguard, Vulcan, and O'Hagin ventilation brands. These use of these ember resistant vents are a CODE EXCEEDING MITIGATION MEASURE;
8. Non-combustible fencing shall be required to be installed for areas within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas, including within five feet of every structure and along the side yards of each residence (Santee Municipal Code, Chapter 11.18.020, Section 4908.1). Dudek agrees with the requirements for avoiding wood/combustible fences on perimeter lots that abut unmaintained ~~open-space~~CE areas. However, the use of Kroy Vinyl Fencing (see *Attachment 8 – Kroy Vinyl Fencing Fire Rating*) or fire retardant treated lumber, such as Hoover's lumber product, are considered acceptable fencing materials to use for the proposed interior 6-foot high fencing (see Attachment 9 – OSFM Approved Hoover X);
9. No eave overhangs. By requiring no eaves instead of the code required boxed eaves, the structure eliminates the ability of capturing hot air and embers that may circulate under a boxed eave and instead allows the hot air to either bounce off the side of the structure or fly over the structure entirely (CODE EXCEEDING MITIGATION MEASURE);
10. Annual FMZ Inspections. Yearly fuel modification maintenance shall be required by the Project's HOA and each individual property owner. The communities HOA as well as individual property owners, shall be responsible for obtaining an FMZ inspection and report from a qualified SFD-approved 3rd party inspector in May of each year certifying that vegetation management activities throughout the Project site and within each individual lot have been performed pursuant to this Fire letter. This includes verifying that wood bark and other combustible mulches shall not be used within the first 5 feet from the homes. See details regarding the fuel modification zone vegetation maintenance program below (CODE EXCEEDING MITIGATION MEASURE).

For Lots 1 through 3 that are unable to achieve the full 100-foot FMZ, windows (and sliding glass doors, garage doors, or decorative or leaded glass doors) facing the ~~open-space~~CE and naturally vegetated areas will be required to be dual pane with both panes tempered glass. Additionally, the exposed sides of structures shall include 5/8-inch Type X fire rated gypsum sheathing applied behind the exterior covering or cladding (stucco or exterior siding) on the exterior side of the framing, from the foundation to the roof for a facade facing the ~~open-space~~CE and naturally vegetated areas. The installation of the 5/8-inch Type X fire rated gypsum sheathing increases a wall's fire rating to a minimum of 1 hour, from the 30-minute rating for standard ½-inch drywall. Also, yearly fuel modification maintenance shall be required for all 14 lots by the Project's HOA and each individual property owner.

The communities HOA as well as individual property owners, shall be responsible for obtaining an FMZ inspection and report from a qualified SFD-approved 3rd party inspector in May of each year. Dudek has found that the code exceeding mitigation measures provided have been used for many other similar successful projects and demonstrate that they meet

or exceed the code required 100 feet fuel modification zone. Fire behavior modeling, as previously presented, was used to predict flame lengths and was not intended to determine sufficient fuel modification zone widths. However, the results of the fire modeling provide important fire behavior projections, which is key supporting information for determining buffer widths that would minimize structure ignition and provide “defensible space” for firefighters. With that said, it is anticipated that the proposed structures will be able to withstand the short duration, low to moderate intensity fire and ember shower that is projected from off-site, adjacent fuels based on several factors, as discussed below.

### **Justification for Reduced Fuel Modification Zones**

As presented in this Preliminary Fire Assessment, Fire Behavior Analysis, and FMZ Recommendations Summary Letter Report, the FMZs provided for the proposed Tyler Street Project are not standard FMZs. Rather, Lots 1-8 -cannot achieve the required 100 feet of FMZ due to lot constraints and Project boundary limitations. However, by applying for a 1602 Permit, which would allow for 30% thinning (Zone 2) of the dead and dying material or mowing non-native grasses to lower than 4-inches (if present) within the Drainage areas along the northern property boundary, Lots 3 through 6 would ultimately be able to achieve a full 100 feet of fuel modification, Additionally, the construction of a 6-foot CMU fire wall along the rear property boundary adjacent to Lots 1 through 3, will function as heat-deflecting wall and stop the progression of a ground fire from advancing into the rear yards of these lots. Furthermore, to mitigate and provide the remaining FMZ along the southern and southeastern sides of Lots 7 and 8 within the Diegan Sage Scrub easement areas, a program has been put in place by the Project’s biologist that would allow for irrigating within a small portion of the easement area (Zone 1) and 30% thinning (Zone 2) of the dead and dying material or mowing non-native grasses to lower than 4-inches (if present) within this Diegan Sage Scrub easement area. By doing so, Lots 7 and 8 will be able to provide a full 100 feet of FMZ in all directions, including achieving a full 50-ft. irrigated Zone 1 and a full 50-ft. thinning Zone 2. Zone 1 BMZ impacts are considered significant and if required, additional on-site mitigation would be required at a 2:1 mitigation ratio; this mitigation would be completed onsite within the proposed ~~open space~~CE areas along the western side of the development. Zone 2 BMZ impacts are considered impact neutral and not considered a significant biological impact. As a result, no compensatory mitigation is required for Zone 2 impacts, including offsite Zone 2 BMZ impacts. Additional code exceeding construction and landscape alternatives that provide the same practical effect as the 100 feet FMZ will also be provided for Lots 7 and 8.

- **Structure Ignition**

There are two primary concerns for structure ignition: 1) radiant and/or convective heat and 2) burning embers (NFPA 1144 2008, IBHS 2008, and others). Burning embers have been a focus of building code updates for at least the last decade, and new structures in the WUI built to these codes have proven to be very ignition resistant. Likewise, radiant and convective heat impacts on structures have been minimized through the Chapter 7A exterior fire ratings for walls, windows and doors. Additionally, provisions for modified fuel areas separating wildland fuels from structures have reduced the number of fuel-related structure losses. As such, most of the primary components of the layered fire protection system provided for the Tyler Street Project are required by the City of Santee and State codes but are worth listing because they have been proven effective for minimizing structural vulnerability to wildfire and, with the inclusion of required interior sprinklers (required in the 2013 Building/Fire Code update), of extinguishing interior fires, should embers succeed in entering a structure. Even though these measures are now required by the latest Building and Fire Codes, at one time, they were used as mitigation measures for buildings in WUI areas, because they were known to reduce structure vulnerability to wildfire. These measures performed so well, they were adopted into the code. The following project features are required for this new development in WUI areas and form the basis of the system of protection necessary to minimize structural ignitions as well as providing adequate access by emergency responders:

1. Application of Chapter 7A, ignition resistant building requirements
2. Minimum 1-hour rated exterior walls and doors
3. Multi- pane glazing with a minimum of one tempered pane, fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or be tested to meet the performance requirements of State Fire Marshal Standard 12-7A-2. For lots unable to achieve the full 100 feet of FMZs (Lots 1 through 5, 7 and 8) dual pane dual tempered glass windows will be installed on the exposed sides of the new residential structures. Dual pane, one pane tempered glass has been shown during testing and in after fire assessments to significantly decrease the risk of breakage and ember entry into structures. Therefore, requiring code-exceeding dual pane, both panes empered is anticipated to be an important safety measure that provides enhanced structure protection and provides mitigation for reduced fuel modification zones and limited setbacks from adjacent structures. *The window upgrade also exceeds the requirements of Chapter 7A of the CBC and providing additional protection for the structure’s most vulnerable, exterior side.*
4. Ember resistant vents (recommend BrandGuard or similar vents)
5. Automatic, interior fire sprinkler system to code for occupancy type.

- Fuel Separation

As experienced in numerous wildfires, including the most recent fire storms in San Diego County (2003 and 2007), homes in the WUI are potential fuel. The distance between the wildland fire that is consuming wildland fuel and the home (“urban fuel”) is the primary factor for structure ignition (not including burning embers). The closer a fire is to a structure, the higher the level of heat exposure (Cohen 2000). However, studies indicate that given certain assumptions (e.g., 10 meters of low fuel landscape, no open windows), wildfire does not spread to homes unless the fuel and heat requirements (of the home) are sufficient for ignition and continued combustion (Cohen 1995, Alexander et al. 1998). Construction materials and methods can prevent or minimize ignitions. Similar case studies indicate that with nonflammable roofs and vegetation modification from 10 to 18 meters (roughly 32 to 60 feet) in southern California fires, 85% to 95% of the homes survived (Howard et al. 1973, Foote and Gilles 1996). Similarly, San Diego County after fire assessments indicate strongly that the building codes are working in preventing home loss: of 15,000 structures within the 2003 fire perimeter, 17% (1,050) were damaged or destroyed. However, of the 400 structures built to the 2001 codes (the most recent at the time), only 4% (16) were damaged or destroyed. Further, of the 8,300 homes that were within the 2007 fire perimeter, 17% were damaged or destroyed. A much smaller percentage (3%) of the 789 homes that were built to 2001 codes were impacted and an even smaller percentage (2%) of the 1,218 structures built to the 2004 Codes were impacted (IBHS 2008). Damage to the structures built to the latest codes is likely from flammable landscape plantings or objects next to structures or open windows or doors (Hunter 2008).

These results support Cohen’s (2000) findings that if a community’s homes have a sufficiently low home ignitability, the community can survive exposure to wildfire without major fire destruction. This provides the option of mitigating the wildland fire threat to homes/structures at the residential location without extensive wildland fuel reduction. Cohen’s (1995) studies suggest, as a rule-of-thumb, larger flame lengths and widths require wider fuel modification zones to reduce structure ignition. For example, valid SIAM results indicate that a 20-foot-high flame has minimal radiant heat to ignite a structure (bare wood) beyond 33 feet (horizontal distance). Whereas, a 70-foot-high flame requires about 130 feet of clearance to prevent structure ignitions from radiant heat (Cohen and Butler 1996). This study utilized bare wood, which is more combustible than the ignition resistant exterior walls for structures built today. Obstacles, including steep terrain and non-combustible fire walls can block or deflect all or part of the radiation and heat, thus making narrower fuel modification distances possible. Fires in ravines, chutes, coves, drainages, and steep-sided canyons can, under specific conditions, result in an upward draft, similar to a fireplace chimney. Chimneys on the landscape are created when air is drawn in from lower elevations, creating strong upslope drafts. The result can be acceleration of radiant and convective heat as well as actual fire spread, similar to opening the damper in a fireplace chimney. Areas where the terrain includes a restriction or narrowing can result in this type of acceleration. The terrain features adjacent the Project site include few mild examples of these “chimneys” that are not expected to significantly alter fire behavior.

- Heat Deflecting Walls

The reduced lot sizes of Lots 1 through 3 which are adjacent to a vacant property to the north are areas of concern and provide an opportunity to place a non-combustible, six-foot tall, heat-deflecting wall (lower 1 to 2 feet block wall and upper 4 to 5 feet dual pane, one pane tempered glazing or a six-foot high CMU block wall) to provide additional deflection for these lots to compensate for the reduced fuel modification zones. Walls like these have proven to deflect heat and airborne embers on numerous wildfires in San Diego, Orange, Los Angeles, Ventura, and Santa Barbara County. Rancho Santa Fe Fire Protection District, Laguna Beach Fire Department, Orange County Fire Authority, and others utilize these walls as Alternative methods based on observed performance during wildfires. This has led to these agencies approving use of non-combustible landscape walls as mitigations for reduced fuel modification zones and reduced setbacks at top of slope. These walls are consistent with NFPA 1144 Standard for Reducing Structure Ignition Hazards from Wildland Fire – 2008 Edition, Section 5.1.3.3 and A.5.1.3.3 and International Urban Wildland Interface Code (ICC 2012). NFPA 1144, A.5.1.3.3 states: “Noncombustible walls and barriers are effective for deflecting radiant heat and windblown embers from structures.” These walls and barriers are usually constructed of noncombustible materials (concrete block, bricks, stone, stucco) or earth with emergency access openings built around a development where 30 feet (9 meters) of defensible space is not available.

- Non-Combustible Fencing

The side yard fencing is proposed to use vinyl fencing. The fence returns to the structure (the portion of the fence that attaches to the house and extends perpendicular to the house until it attaches to the property line fencing) would be of a non-combustible material, possibly including masonry, steel, fire retardant-treated wood, or other fire department-approved materials. This fencing arrangement conforms with best practices to minimize the likelihood that fencing material enables fire a pathway to the structure by 1) using non-combustible materials at the wildland interface, 2) ensuring that the fence return to the structure is non-combustible, and 3) utilizing a vinyl product, separated from both the wildland fuels and the structure, that has been fire rated and shown to not sustain burning. Although there are no current Office of the State Fire Marshal (OSFM)-approved listings for vinyl fencing materials, the Kroy CertainTeed Bufftech vinyl fencing proposed by Cornerstone Communities includes a fire rating indicating that it has been fire tested

to ASTM standards and performed well and that it exhibits no sustained burn, and can be considered self-extinguishing. Dudek has evaluated the use of exterior fire-retardant treated lumber for the rear- or side-yard fencing on perimeter residential lots within the Tyler Street residential community Project. Dudek has determined that the ignition resistant construction requirements for structures remain applicable and valid. However, fire retardant treated lumber, such as Hoover's lumber product, can be used to substitute for solid block, solid masonry or solid steel in areas designated as a high fire hazard. Per the Office of the State Fire Marshal (OSFM) website, Listing Number 2520-1701:0100 – Hoover Treated Lumber with Exterior Fire X is an approved building material listing product for high fire hazard areas (See Attachment 9 – OSFM Approved Listing 2520-1701:0100). It should be noted that there currently is not an OSFM approved listing for vinyl fencing materials.

- Fuel Modification Area Vegetation Maintenance

All fuel modification area vegetation management shall be completed annually by May 1 of each year and more often as needed for fire safety, as determined by the SFD. The project HOA shall be responsible for all vegetation management throughout the common areas of the project site, in compliance with the requirements detailed herein and SFD requirements. Additionally, private lot owners will be responsible for installing their irrigated fuel modification zones. Prior to establishment of the irrigated fuel modification zone, the entire required irrigated fuel modification zone will be mowed to 4-inch stubble height until such time that the homeowner installs the irrigated fuel modification zone, which will be required to be in place within 6 months of structure occupancy. The residents shall maintain fuel modification zone(s) on their properties. Furthermore, the community CC&R's shall require the HOA to inspect rear yards along the perimeter and require owners to maintain their property in accordance with this Letter Report. Should owner not comply, HOA shall notify the SFD and the SFD will provide inspections per their internal standards.

- Annual Fuel Modification Zone Compliance Inspection

The property owner would obtain an FMZ inspection and report from a qualified SFD-approved 3rd party inspector in May of each year certifying that vegetation management activities throughout the Project Site have been performed pursuant to this Letter Report, including verifying that wood bark and other combustible mulches shall not be used within the first 5 feet from the homes. A copy of the annual inspection report would be provided to the Proposed Project HOA and a copy made available to SFD, if requested.

As a result of the proposed mitigation measures, potential impacts are Less than Significant with Mitigation Incorporated. The Project, with the specific mitigation measures incorporated, would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

**X. HYDROLOGY AND WATER QUALITY.** Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): General Plan, Conservation Element; Regional Water Quality Control Board Basin Plan; Preliminary Storm Water Mitigation Plan for Tyler Street dated April 1, 2019, prepared by Walsh Engineering and Surveying, Inc.

The project site is located in the San Diego Watershed, Lower San Diego Hydrologic Area, and Santee Hydrologic Sub-Area 907.12. The site drains to the San Diego River, which is impaired for sediments, nutrients, trash and debris, oxygen-demanding substances, oil and grease, bacteria and viruses, and pesticides. According to the San Diego Basin Plan, the beneficial uses of the San Diego River include water for industrial purposes, both contact and non-contact recreational uses, and for habitat purposes including warm freshwater habitat, wildlife habitat, and habitat for rare, threatened, or endangered species.

Because the project discharges to an area identified as appropriate for exemption by the Watershed Management Area Analysis (WMAA), this project is exempt from hydromodification flow control requirements.

This project will construct 29 rain gardens/biofiltration basins per Biofiltration (BF) -1 acting as one system which will be constructed along Tyler Street to retain the Design Capture Volume (DCV) of the 14 homes and Tyler Street extension to provide pollutant control. The proposed northeasterly slopes will be self-retaining. The entrance of the





Thus, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Project impacts would be less than significant.

- i. result in substantial erosion or siltation on- or off-site;

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): Source(s): General Plan, Conservation Element; Regional Water Quality Control Board Basin Plan; Preliminary Storm Water Mitigation Plan for Tyler Street dated April 1, 2019, prepared by Walsh Engineering and Surveying, Inc.

Topography of the project development site is gradually sloping with a wetland channel in the low lying portion of the site, immediately downslope of the proposed development. In the proposed condition, drainage will continue to flow into the existing storm drain system located at the terminus of Tyler Street. A brow ditch will be constructed at the top of the southwesterly slope directing runoff from the south eastward into the existing ephemeral channel and to the west around the project. The drainage from the west will be directed to a storm drain pipe where it will confluence with the existing storm drain system on Tyler street. Runoff from the 14 homes and Tyler Street extension will flow into the curb and gutter and conveyed into a series of rain gardens/biofiltration basins on both sides of the street designed per fact sheet BF-1 for pollutant control. The Padre Dam access road will drain into a tree well per SD-1 for treatment. All runoff would ultimately be discharged to the San Diego River and therefore would be exempt from hydromodification requirements.

The project would not substantially alter the drainage pattern of the site or the surrounding area in a manner that could result in substantial erosion because project drainage would be retained on-site prior to discharge to the river, which would prevent erosion. The site design directs flows to landscaped areas. With implementation of the proposed BMPs, including bio-retention swales and proposed landscaping, the project would not result in substantial erosion or siltation on- or off-site. Thus, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site. Project impacts would be less than significant.

- ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Conservation Element. Surface hydrology and hydraulic Calculations for Padre Hills TM 83-04 Santee, San Diego County California; May, 1990 by HCH Partners

No structures are proposed within the floodplain. See response Section VIII. d). As a result, a less than significant impact related to risk of loss, injury or death involving flooding would occur. As indicated in the hydrology study prepared for the adjacent developed property to the north, *Surface hydrology and hydraulic Calculations for Padre Hills TM 83-04 Santee* (May, 1990), the existing and proposed drainage improvements are adequately sized to convey the 100-year flood event. As a result, the project will NOT substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Project impacts would be less than significant.

- 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

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): Source(s): Preliminary Storm Water Mitigation Plan for Tyler Street dated April 1, 2019, prepared by Walsh Engineering and Surveying, Inc. and the Drainage Study for Tyler Street dated April 3, 2019, prepared by Walsh Engineering and Surveying, Inc. Surface hydrology and hydraulic Calculations for Padre Hills TM 83-04 Santee, San Diego County California; May, 1990 by HCH Partners

The increase in runoff rates resulting from the increase in impervious surfaces would be offset through the use of a biofiltration basin sized to retain storm water and capture pollutants from runoff that leaves the site. With the retention of runoff in an appropriately sized biofiltration basin, project runoff would not exceed the capacity of storm water drainage systems and would not provide substantial sources of polluted runoff.

In the proposed condition, the project will have a peak flow rate of 103 cubic feet per second during the 100 year storm event. The downstream facilities has a capacity of 141 cubic feet per second per the approved Drainage Study from HCH Partners. See responses to Section VIII. a), c), and d) above. Project impacts would be less than significant.

iv. impede or redirect flood flows?

- |                                                                  |                                                                             |
|------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input checked="" type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact                                          |

**Discussion: Source(s):**

Source(s): General Plan, Conservation Element; Regional Water Quality Control Board Basin Plan; Preliminary Storm Water Mitigation Plan for Tyler Street dated April 1, 2019, prepared by Walsh Engineering and Surveying, Inc. Surface hydrology and hydraulic Calculations for Padre Hills TM 83-04 Santee, San Diego County California; May, 1990 by HCH Partners

The project would not substantially alter the existing drainage pattern as discussed in response for Section IX. c). Topography of the project development site is gradually sloping with a wetland channel in the low-lying portion of the site, immediately downslope of the proposed development. In the proposed condition, drainage will continue to flow into the existing storm drain system located at the terminus of Tyler Street. A brow ditch will be constructed at the top of the southwesterly slope directing runoff from the south eastward into the existing ephemeral channel and to the west around the project. The drainage from the west will be directed to a storm drain pipe where it will confluence with the existing storm drain system on Tyler street. Runoff from the 14 homes and Tyler Street extension will flow into the curb and gutter and conveyed into a series of rain gardens/biofiltration basins on both sides of the street designed per fact sheet BF-1 for pollutant control. The Padre Dam access road will drain into a tree well per SD-1 for treatment. All runoff would ultimately be discharged to the San Diego River and therefore would be exempt from hydromodification requirements.

The project would not substantially alter the drainage pattern of the site or the surrounding area because project drainage would be retained on-site prior to discharge to the river, which neither impedes or redirects flood flows. The site design directs flows to landscaped areas. With implementation of the proposed BMPs, including bio-retention swales and proposed landscaping, the project would not result in substantial erosion or siltation on-or off-site. Thus, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would impede or redirect flood flows on-or off-site. Project impacts would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

- |                                                         |                                                                             |
|---------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact   | <input checked="" type="checkbox"/> No Impact                               |

**Discussion:**

Source(s): Project Plans.

The project site is located approximately 16 miles inland from the coast, at approximately 340 feet above mean sea level. 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 body of water. The project would not be at risk for mudflow, because there is no source of water above the proposed development. No impact would occur.

- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Conservation Element

The project would obtain its water supply from the Padre Dam Municipal Water District and would not use groundwater supply for any purpose. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact.

**XI. LAND USE AND PLANNING.** Would the project:

- a) Physically divide an established community?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:** Source(s): City of Santee, General Plan, Land Use Element.

The project would develop additional residential units that would contribute to the established community in an area that is currently used for illegally dumping trash. The project site is within an urbanized area with direct access to Tyler Street and is consistent with the General Plan land use designation for residential use. No project features are proposed that would have the potential to physically divide an established community. No impact would occur.

- 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?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Land Use Element

The project is not located within the coastal zone and no conflicts with any other policies, plans, or regulations have been identified. The proposed 14 single-family residences would be consistent with General Plan designation and zone of R-1 – Low Density Residential, with all residences clustered together within the northern portion of the property.

Onsite, adjacent to the eastern property boundary, an area totaling approximately 0.91 acres is located within an existing ~~Open Space~~ CE (OS) easement; Padre Dam Municipal Water District ‘Diegan Sage Scrub Easement Plan – Mesa Road Reservoir’. A total of 0.05 acres of brush Management Zone 1 maintenance impacts are required to be completed within this existing OS. Mitigation for the loss of the on-native grassland habitat and dedicated OS is proposed; see biology section.

The Property is within the City of Santee draft Multiple Species Conservation Plan (MSCP) Subarea Plan and Multiple Habitat Preservation Area (MHPA) and Mission Trails Sub-Unit. A portion of the Property supports designated Critical Habitat for the coastal California gnatcatcher. 100% of the designated critical habitat is avoided and preserved.

The project has been designed and analyzed in compliance with City ordinances, the draft MSCP and draft MHPA and would not conflict with or prevent implementation of the draft MSCP/MHPA Subarea Plan. Additionally, the proposed residential uses would be compatible with the desired community character of the surrounding residential uses and density and would not conflict with any General Plan policies. The proposed residential structures have been

designed to be compatible with the surrounding urban environment that consists of residential uses. As described in Sections 13.4, 13.5, 13.13, and 13.18, all potential environmental impacts would be mitigated to a level less than significant. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant.

As a result, the project would not conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Project impacts would be less than significant.

**XII. MINERAL RESOURCES.** Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant with Mitigation Incorporated
<input checked="" type="checkbox"/> Less Than Significant Impact	<input type="checkbox"/> No Impact

**Discussion:**

Source(s): City of Santee General Plan, Conservation Element.

In Santee, the areas with potential mineral resources are located primarily along the floodplain of the San Diego River and on hills underlain by granitic rocks. There are no known mineral resources on the project site. Classification is completed by the State Geologist into Mineral Resource Zones (MRZ). Classification of these areas is based on geologic and economic factors without regard to existing land use and land ownership. The site is listed as MRZ 3.

Construction of the proposed project has the potential to impact the mineral resources of both known and unknown significance in MRZ-3 on the project site. The project would not result in the loss of availability of known mineral resources because mining activities would not be compatible with existing development in the surrounding area—including adjacent residential uses. Although there is the potential of mineral recovery from MRZ-3 area on the project site, in accordance with the Santee General Plan Conservation Element, economic, land use compatibility, and environmental protection factors must be considered when deciding on the appropriateness of mining in a particular area. Furthermore, the Santee General Plan designates the project site for Planned Development, not mineral resources extraction. Project impacts would be less than significant.

- 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"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant with Mitigation Incorporated
<input checked="" type="checkbox"/> Less Than Significant	<input type="checkbox"/> No Impact

**Discussion:**

Source(s): City of Santee General Plan, Element.

The project site is not officially delineated as having locally important mineral resources. See response to Section XII. a) above.

**XIII. NOISE.** Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant with Mitigation Incorporated
<input type="checkbox"/> Less Than Significant Impact	<input type="checkbox"/> No Impact

**Discussion:**

Source(s): General Plan, Noise Element; Santee Municipal Code Construction Noise

Short-term noise impacts could occur during the construction of the project. Construction personnel and construction equipment and materials deliveries to the site would incrementally increase noise levels on local roads leading to the site. Although there would be a relatively high single event noise exposure potential causing intermittent noise nuisance (passing trucks), the effect on longer-term (hourly or daily) ambient noise levels would be small when compared to existing hourly/daily traffic volumes on Prospect Ave. On South Slope Street, Mesa Heights Road and Tyler Steet, the noise exposure due to construction vehicles accessing the site would be greater due to the lower volume of traffic; however, construction traffic along the road would be temporary and not be substantial in nature relative to the amount of existing traffic in the project area. Therefore, short-term, construction-related impacts associated with worker commute and equipment transport to the project site would be a less than significant impact.

Noise generated during excavation, grading, and building erection on the project site may also result in short-term noise impacts over the course of the construction schedule. Construction of the project site would be completed in phases, each of which would have its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site and, therefore, the noise levels surrounding the site as construction progresses. The City's Municipal Code Noise Ordinance (section 5.04.090) restricts construction noise between 7:00 a.m. and 7:00 p.m. on Mondays through Saturdays and all times on Sundays and holidays. If activities involving construction equipment with a manufacturer's noise rating of 85 dBA Lmax or greater will be operating for more than 10 consecutive workdays, a notice must be provided to all property owners and residents within 300 feet of the site no later than 10 days before the start of construction. The notice must be approved by the City and describe the project, the expected duration, and provide a point of contact to resolve noise complaints. A standard condition requires compliance with the above noise standards established in the Santee Municipal Code with regard to construction noise.

In terms of permanent operational noise, the General Plan Noise Element (Figure 7-3, Noise/Land Use Compatibility Guide) identifies the normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable noise levels for different land uses in the City. For family residential uses, such as the proposed project, noise levels up to 65 dBA are considered normally acceptable, with noise levels between 65 and 70 dBA being conditionally acceptable. Noise levels between 70 and 75 dBA are considered normally unacceptable for family uses, while noise levels in excess of 75 dBA are clearly unacceptable. The State Uniform Building Code establishes interior noise levels of 45 dBA Community Noise Equivalent Level (CNEL) for new residential unit types. When such structures are subject to exterior noise levels of 60 dBA day/night average sound level (Ldn) or greater, an acoustical analysis is required to show that the interior noise levels would not exceed 45 dBA Ldn. This regulation is enforced by the City's Building Inspection Department.

The proposed residential units would be setback over 600 feet from Prospect Avenue, the closest major roadway in the project area, 0.5 miles south of SR-52 and approximately 0.4 miles west of SR-125. According to Figure 7-2 of the Noise Element of the General Plan, the project site is outside the noise contour associate with future noise along these roads. The proposed residential units would be constructed west of the projected 60 dBA noise contour. Therefore, the units would be considered normally acceptable with the future traffic noise levels projected in the project area, which would be less than 65 dBA CNEL. With an exterior noise level of less than 60 dBA, the project would be able to achieve the 45 dBA CNEL interior noise level identified in the State Uniform Building Code using standard building construction techniques.

With regard the project's contribution to traffic noise in the project area, the new vehicle trips would primarily utilize Prospect Avenue, South Slope Street and Mesa Height Road to access the project site. In order for those project trips to create an audible increase in ambient transportation noise levels, they must double the existing daily trips along the affected roads. Due to the nature of the decibel scale, however, a doubling of traffic will result in a three-decibel increase in noise levels, which in and of itself would not normally be a perceivable noise increase. Traffic volumes would need to be increased at least three times to result in a readily perceivable (five decibel) increase in noise (Caltrans 2013). The addition 14 single family residential house daily trips to these roadways would not double the trips on those local roads or expose noise sensitive receptors to a substantial increase in ambient transportation noise.

Therefore, because Single Family Residences (SFR) are not a significant noise generating use, noise would be typical of a single-family neighborhood. As a result, potential long term noise impacts would not be significant as the proposed use is consistent with the zone and land use designation. Further there would not be doubling of current traffic for 14 SFR, therefore any increase in traffic noise would be imperceptible. As a result, less than significant construction and operational noise impacts would occur.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): Noise Element of the General Plan (2003); Santee Municipal Code; Construction Noise Analysis (2021a)

Ground-borne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernible but without the effects associated with the shaking of a building there is less adverse reaction. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in ground distance. The City of Santee does not regulate construction vibration levels, only the hours of construction activities. Varying degrees of temporary ground-borne vibration would occur during project construction, depending on the specific construction equipment used and the operations involved. The greatest levels of vibration for the project are anticipated to temporarily occur during the site preparation and soil compaction phases of construction, which are expected to require excavators, dozers, loaders, graders, backhoes and small vibratory roller. All other construction equipment pieces are expected to result in lower vibration levels and all vibration effects would cease upon completion of the construction activities. The adjacent properties contain single family residential structures which do not operate vibration sensitive equipment but would be temporarily exposed to ground-borne vibration during proposed construction. Residences in the project vicinity that are occupied during daytime construction may be exposed to ground-borne vibration that could result in temporary nuisance to daily activities, as well as have the potential to cause building damage if not controlled (Impact NOI-1).

To address this impact, the project would implement MM NOI-1 which outlines operating conditions required to avoid the potentially significant impact. Therefore, with mitigation incorporated into the project, construction phase ground-borne vibration would be a less than significant impact.

**MITIGATION MEASURES**

MM NOI-1: Construction-Related Ground-Borne Vibration. To avoid building damage or nuisance caused by ground-borne vibration during construction, the construction contractor shall comply with the following documentation and equipment and/or through -ground (or combination of horizontal and vertical) distance restrictions:

1. Prior to initiation of all construction activities, pre-construction building conditions shall be documented for all structures within 12 feet of grading activities.
  2. When grading is required within 52 through-ground feet any residential structure, a small bulldozer or similar light equipment shall be used.
  3. When soil compaction is required within 12 through-ground feet of any residential structure, a hand-operated tamper or walk-behind compactor shall be used, and the resident(s) of that structure shall be temporarily relocated until soil compaction within 12 through-ground feet of that structure is complete.
- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee General Plan, Safety Element, Gillespie Field Airport Land Use Compatibility Plan.

The project site is not located within either existing (2010) or projected future (2030) airport noise contours for the Gillespie Field Airport. No other public airports or airstrips are proximate to the project. Therefore, the project would not expose people to excessive noise levels from airport noise. No impact would occur.

**XIV. POPULATION AND HOUSING.** Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

Source(s): City of Santee General Plan

The City's General Plan anticipates residential uses on this site. The proposed project would not be considered growth inducing because the project site is located within an established community, can be considered in-fill, and provides services typically found in residential communities. Less than significant impact.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

Source(s): City of Santee General Plan

The City's General Plan anticipates residential uses on this site. The site is vacant and would not remove any existing housing units/structures. Therefore, the project would not displace existing housing or people. No impact.

**XV. PUBLIC SERVICES.** Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i. Fire Protection?
- ii. Police Protection?
- iii. Schools?
- iv. Parks?
- v. Other Public Facilities?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

Source(s): City of Santee, General Plan, Safety Element; Fire Department.

Fire Protection: Based on a review of the project by the Santee Fire Department existing fire services are available to serve the proposed project and no new facilities would be needed. The City is a member of the San Diego County Central Zone for Fire and Emergency response. Each participating member has a mutual aid agreement with each other to provide paramedic and fire protection services in the event that additional fire-fighting units are required. As a result, service levels to the project site would be adequate, and no facilities would be required that could result in significant environmental impacts. No impact would occur.

Police protection: Police protection for the project area is provided by the San Diego County Sheriff's Department under contractual agreement with the City. Budget considerations and other special areas of concern are reflected in the staffing levels, which are addressed prior to renewal of the yearly contract between the City and the San Diego County Sheriff. As a result of ongoing evaluation of adequate staffing, existing police protection would be adequate to serve the project and the project would not necessitate the need for any new police facilities. A less than significant impact would occur.

Schools: Letters of availability from the Santee and Grossmont School Districts were received. This project is in the attendance boundaries of Chet F Harritt Elementary School. It is estimated that this development would generate 7 students. Based on this estimate, Chet F Harritt School can accommodate these new students.

The Grossmont Union High School District is responsible for providing education for students in grades 9 through 12. The subject project is within the District, more specifically it lies within the West Hills High School attendance area. The Grossmont Union High School District has a developer fee assessment policy. The current level of assessment is \$1.00 per square foot for residential and \$.16 cents per square foot for commercial projects. At this time, there are no plans to construct a new school in the immediate vicinity of the proposed project.

A). The project would not necessitate the construction of new school facilities or create the need for new school facilities. The Project will pay the developer assessment fees required by the Grossmont Union High School District. As a result, a less than significant impact would occur.

Parks: Source(s): City of Santee Parks and Recreation Facilities Master Plan; Municipal Code. a). The project would not adversely affect existing City park facilities or create the need for new park facilities with the additional fourteen single family homes. A less than significant impact would occur.

**XVI. RECREATION.**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |                                                                  |                                                                             |
|------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input checked="" type="checkbox"/> Less Than Significant Impact | <input type="checkbox"/> No Impact                                          |

**Discussion:**

Source(s): City of Santee Municipal Code. See response to Section XII. a).

The City's 2017 Parks and Recreation Master Plan Update identifies 265.82 acres for various park types in addition to approximately 272.25 acres of regional parkland, including Mission Trails and Goodan Ranch/Sycamore Canyon County Preserve. Approximately 190.91 acres of other recreational facilities, which include the Santee Aquatics Center and Santee Lakes Recreation Preserve, are also accessible to the City. Parks and recreation land in school playgrounds, ballfields, and courts accounts for an additional 109.24 acres in the City. The Recreation Element of the Santee General Plan includes an objective to "provide a minimum of 10 acres of parks and recreational facilities for every 1,000 population in Santee. These 10 acres could include a combination of local parks, trails, school playgrounds, and other public facilities that meet part of the need for local recreational facilities." According to the Santee General Plan, almost every residence within the City is within 1 mile of a Neighborhood Park and within 3 miles of a Community Park.

As a result, the project would not adversely affect existing City Park facilities or create the need for new park facilities because the project is a 14-house single family residential development with back yards that could only incrementally increase demand for parks. As determined by the city, the 14-lot residential project is too small to require additional park area. The project would not necessitate the need for construction of new parks and would not result in a substantial physical deterioration of existing parks. As a result, a less than significant impact would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?

- |                                                         |                                                                             |
|---------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant with Mitigation Incorporated |
| <input type="checkbox"/> Less Than Significant Impact   | <input checked="" type="checkbox"/> No Impact                               |



**Discussion:**

Source(s): Project Description. See response to XII. a)

No recreational facilities are required or proposed as part of the project. As a result, no impact would occur from the construction or expansion of recreational facilities.

**XVII. TRANSPORTATION.** Would the project:

- a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): Project Description, City Engineer, City of Santee General Plan, Circulation and Safety Elements, Metropolitan Transit System.

Due to the size and location of the 14-lot residential sub-division, the Project is exempt from preparing a project specific traffic report. With incorporation of standard project conditions that require construction (extension) of the public road, Tyler Street, impacts would be less than significant. The project would not result in significant impacts to roadway segments or intersections, and the project would not impede implementation of plans for mass transit or bicycle or pedestrian facilities. The project proposes sidewalks, which will provide access to the nearest bus station approximately 0.2 miles away. The project would not conflict with any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities including policies of the City General Plan and would not decrease the performance or safety of these facilities. No impact would occur

- b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): Project Description, City Engineer

As stated in: 15064.3. Determining the Significance of Transportation Impacts. - Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact. The site is in a High Quality Transit area because it is within 1/2 mile from a bus transit service. The Project is approximately 1,300 feet from Prospect Street with access to public bus service. The Project is also a small project generating less than 500 ADT and would therefore have less than significant transportation impact.

The project would not impede implementation of plans for mass transit or bicycle or pedestrian facilities. The project proposes sidewalks, which will provide access to the nearest bus station located approximately 0.2 miles away. The project would not conflict with any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities including policies of the City General Plan and would not decrease the performance or safety of these facilities.

- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): Project Description.

The project’s access would be from continuation of the existing Tyler street directly into the residential community. No hazards would result from proposed design features, and no incompatible uses have been identified in the project area that would increase hazards. Project impacts would be less than significant.

d) Result in inadequate emergency access?

- Potentially Significant Impact
- Less Than Significant Impact
- Less than Significant with Mitigation Incorporated
- No Impact

**Discussion:**

Source(s): Project design; Santee Fire Department.

See response to Section XV. a) above. The project would provide adequate emergency access via the proposed extension of the existing public road Tyler Street. Therefore, the project’s impacts would be less than significant impact.

**XVIII. TRIBAL CULTURAL RESOURCES.**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in the 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 the Public Resources Code section 5020.1(k), or

- Potentially Significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

**Discussion:**

Source(s): City of Santee General Plan, Archaeological Survey Report, Brian F Smith dated May 3, 2018.

As described under Section V, Cultural Resources, cultural resources report (BFS, 2018) was prepared for the proposed residential development. The report concluded that mitigation monitoring would be necessary and will be conditioned. Notice shall be provided to the tribes on the City’s AB 52 list. However, there is potential for buried unknown archaeological resources that may qualify as tribal cultural resources. Therefore, implementation of the following mitigation measures TCR-1 through TCR-9 and would reduce impacts to tribal cultural resources to less than a significant level.

TCR-1: The Permittee enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe(s) that is traditionally and culturally affiliated with the Project Location (“TCA Tribe”) prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources; and (2) to formalize protocols and procedures between the City and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains; funerary objects; cultural and religious landscapes; ceremonial items; traditional gathering areas; and cultural items located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

TCR-2: Prior to issuance of a grading permit, the Permittee shall retain a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (U.S. Department of the Interior, 2008), and a Native American monitor(s) associated with a TCA Tribe(s) to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor(s). This verification shall be presented to the

City in a letter from the project archaeologist that confirms the selected Native American monitor(s) is associated with a TCA Tribe(s). The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

TCR-3: The qualified archaeologist and a Native American monitor(s) shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

TCR-4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist, or an archaeological monitor working under the direct supervisor of the qualified archaeologist, and the Native American monitor(s) shall be on site full-time. If imported fill materials, or fill used from other areas of the project site, are to be incorporated at the project site, those fill materials shall be absent of any tribal cultural resources. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of cultural resources that qualify as historical, unique archaeological, and/or tribal cultural resources. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor(s), shall be responsible for determining the duration and frequency of monitoring.

TCR-5: In the event that previously unidentified cultural resources that qualify as historical, unique archaeological, and/or tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor(s) shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

TCR- 6: If a cultural resource is discovered that may qualify as a historical, unique archaeological, and/or tribal cultural resource, the qualified archaeologist shall notify the City of said discovery, and shall conduct consultation with TCA tribe(s) to determine the most appropriate mitigation. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor(s), shall determine the significance of the discovered resource. Recommendations for the resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor(s) and be submitted to the City for review and approval.

TCR-7: The avoidance and/or preservation of significant cultural resources that qualify as historical, unique archaeological, and/or tribal cultural resources must first be considered and evaluated as required by CEQA. Where any significant resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor(s), and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor(s), shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

TCR-8: If the qualified archaeologist elects to collect any archaeological materials that qualify as tribal cultural resources, the Native American monitor(s) must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the archaeological materials that qualify as tribal cultural resources that are unearthed during the ground disturbing activities, the Native American monitor(s), may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. The project archaeologist shall document evidence that all cultural materials have been curated and/or repatriated as follows:

1.) It is the preference of the City that all tribal cultural resources be repatriated to the TCA Tribe as such preference would be the most culturally sensitive, appropriate, and dignified. Therefore, any tribal cultural resources collected by the qualified archaeologist shall be provided to the TCA Tribe. Evidence that all cultural materials collected have been repatriated shall be in the form of a letter from the TCA Tribe to whom the tribal cultural resources have been repatriated identifying that the archaeological materials have been received.

OR

2.) Any tribal cultural resources collected by the qualified archaeologist shall be curated with its associated records at a San Diego curation facility or a culturally-affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/ researchers for

further study. The collection and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence that all cultural materials collected have been curated shall be in the form of a letter from the curation facility stating the prehistoric archaeological materials have been received and that all fees have been paid.

TCR-8: If the qualified archaeologist elects to collect any archaeological materials that qualify as tribal cultural resources, the Native American monitor(s) must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the archaeological materials that qualify as tribal cultural resources that are unearthed during the ground disturbing activities, the Native American monitor(s), may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. The project archaeologist shall document evidence that all cultural materials have been curated and/or repatriated through a signed curation agreement and/or collection transfer agreement. TCR-9: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor(s) shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.

- Potentially Significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

**Discussion:**

Source(s): City of Santee General Plan, Archaeological Survey Report, Brian F Smith dated May 3, 2018.

As described under Section V, Cultural Resources, cultural resources report (BFSA, 2018) was prepared for the proposed residential development. The report concluded that mitigation monitoring would be necessary and will be conditioned. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. Therefore, with the implementation of the following mitigation measures TCR-1 through TCR-9 would reduce impacts to tribal cultural resources to less than a significant level.

**XIX. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

- Potentially Significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

**Discussion:**

Source(s): City of Santee General Plan, Project Description

The proposed on-site sewer system for the residential development would include sewer lines within the proposed internal roadways. The internal system would connect to a line in Tyler Street. The project's incremental increase in demand for wastewater treatment would not exceed current City wastewater capacity based on the consistency of the proposed use with planned land uses that are considered in the City's wastewater capacity planning. The project is

consistent with the General Plan; therefore, no additional wastewater treatment facilities are required. Impacts would be less than significant.

This project will be required to comply with the requirements of the City of Santee Engineering Design Standards, waste water discharge regulations and the California Plumbing Code as a condition of project approval. All wastewater would be treated consistent with applicable RWQCB treatment requirements. Because the City of Santee regulations regarding wastewater discharge are compliant with the Regional Water Quality Control Board waste water treatment requirements, this project will not have any significant impact.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

- Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): City of Santee General Plan, Project Description

The project would result in an increase demand for water service. This increase in demand and water service can and would be provided to the proposed project by the Padre Dam Municipal Water District. In April 2021, the District issued a Water Availability letter stating that it has the facilities to serve the project and imposing certain conditions on the project, which the project must satisfy. which has water service in the area to serve the project. The water main extension for the Project will be completed within existing Tyler Street roadway (i.e., no additional impacts). Because the proposed development is consistent with the General Plan, no additional entitlements or resources would be needed to service the project. This project will have a less than significant impact.

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): City of Santee General Plan, Project Description

The proposed project would include construction of on-site sewer lines to connect the proposed project site to the existing Padre Dam Municipal Water District sanitary sewer system. In April 2021, the District issued a Sewer Availability letter stating that it has adequate facilities to serve the project and imposing certain conditions on the project, which the project must satisfy. The proposed on-site sewer system for the residential development would include sewer lines within the proposed internal roadways. The internal system would connect to a line in Tyler Street. The project's incremental increase in demand for wastewater treatment would not exceed current Padre Dam MWD and City wastewater capacity based on the consistency of the proposed use with planned land uses that are considered in the Padre Dam MWD and City's wastewater capacity planning. The project is consistent with the General Plan; therefore, no additional wastewater treatment facilities are required. Impacts would be less than significant.

- 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?

- Potentially Significant Impact                       Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact                       No Impact

**Discussion:**

Source(s): City of Santee General Plan, Project Description

The project would comply with the City's construction and demolition recycling ordinance (Santee Municipal Code Section 13.38.060) and Solid Waste Ordinance # 339-A, which follows state regulations for solid waste and recycling.

The City, including the subject project, is served by the Sycamore Landfill, which has a total remaining capacity of 113,972,637 cubic yards with an operation date into 2042 (Cal Recycle 2020). The project is consistent with its residential land use designation; therefore, the volume of solid waste anticipated is included in the long-term waste projections for the City. The project would be served by a landfill with sufficient permitted capacity.

The project would comply with all applicable regulations related to solid waste. A less than significant impact would occur.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

Source(s): City of Santee General Plan, Project Description

The project would comply with the City's construction and demolition recycling ordinance (Santee Municipal Code Section 13.38.060) and Solid Waste Ordinance # 339-A, which follows state regulations for solid waste and recycling. The project would comply with all applicable regulations related to solid waste. No impact would occur.

**XX. WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

Source(s): City of Santee General Plan, Project Description

The Project is adjacent to areas or lands classified as very high fire hazard severity zones and have incorporated Brush Management requirements that control the potential fuel load within 100 feet of the residential structures, or the equivalent with mitigation measures implemented, and 25 feet off of the paved road surface to allow for passable ingress and egress from the development. A minimum 100-foot-wide FMZ is required by the SFD (Santee Municipal Code Chapter 11.18.020, Section 4907.2, Title 14, and PRC 4290-4291) for defensible space in areas adjacent to naturally vegetated, ~~open space~~ CE lands. Based on the site plan, the majority the lots within the Project site achieve 100 feet or more of on-site FMZ, which includes a minimum 50-foot wide Zone 1 (irrigated and re-planted with SFD approved fire resistive, less flammable plant species) and a 50-foot wide Zone 2 (no more than 30% of native vegetation should remain within the square footage of the planted area). However, as stated above, conceptual building footprints partially protrude into the 100 feet FMZ along the northern, southeastern, and eastern boundaries, more specifically Lots 1 through 3, 7, and 8 are constrained to providing between 50 to 100 feet of achievable on-site fuel modification. The remaining on-site fuel modification is restricted in the north by an ephemeral drainage easement (adjacent to Lots 1 through 5) and to the southeast and east by the Project boundary and onsite OS easement (adjacent to Lots 7 and 8). With the development meeting the City standards, the Project will not substantially impair an adopted emergency response plan or emergency evacuation plan. No impact.

- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

- Potentially Significant Impact  Less than Significant with Mitigation Incorporated  
 Less Than Significant Impact  No Impact

**Discussion:**

Source(s): City of Santee General Plan, Project Description

The Project is adjacent to areas or lands classified as very high fire hazard severity zones and have incorporated Brush Management requirements that control the potential fuel load within 100 feet of the residential structures and 25 feet off of the paved road surface to allow for passable ingress and egress from the development. Due to the east facing steep up-slope leading away from the development, the prevailing winds, and other factors such as the construction of the homes (double glazed windows and boxed eaves) and the maintained Fuel Modification Zone (FMZ).

As a result, the Project will not exacerbate wildfire risks, and thereby would not unduly expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Less than significant impact.

- 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?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Source(s): City of Santee General Plan, Project Description

The Project will require the installation and maintenance of associated infrastructure (such as roads, brush management zones, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. These impacts, both temporary and ongoing impacts have been assessed and mitigation identified in the biological resources section. All maintenance of the FMZ will be completed by the landscaping company identified by the to-be-created Home Owners Association (HOA) for the neighborhood.

The following are City and State fire and building code required measures for building in wildland urban interface areas.

1. The proposed Tyler Street 14-lot single-family residential subdivision achieves a minimum 50 feet of on-site FMZ for every lot, and Lots 6 and 9 through 14 achieve a full 100 feet of FMZ (50 feet irrigated Zone 1 and 50 feet of a thinned Zone 2). Lots 1 through 5, 7, and 8 are unable to achieve a full 100 feet of FMZ; these lots are able to achieve between 50 and 100 feet of FMZ and will be required to implement the code exceeding mitigation measures described below.
2. Each of the new single-family residential structures within the proposed Tyler Street 14-lot subdivision site will be code compliant, ignition resistive, and fully-sprinklered in compliance with applicable portions of the City of Santee Municipal Code, as well as with the 2019 edition of the California Building Code (CBC), Chapter 7A (or then current edition); 2019 edition of the California Fire Code (CFC), Chapter 49 (or then current edition); and 2019 edition of the California Residential Code (CRC), Section 237 (or then current edition), as adopted by the City;
3. All rooms and enclosed spaces within each of the new single-family residences, including within the garages, will be provided with an NFPA 13D fire sprinkler system with additional coverage. The NFPA 13D system is required:
  - a. To be designed by a licensed fire protection engineer or SFD-approved sprinkler contractor.
  - b. To provide fire inspector's test value five feet above grade. To install a fire sprinkler box in garage with wrench and three heads of each type used in design of fire sprinkler system;
  - c. To provide sufficient water supply as determined by fire sprinkler hydraulic calculations, which may require increased meter and piping size. If fire flow is insufficient for the designed system, alternative options, such as a fire pump designed to boost fire flow, may be considered, to the approval of SFD. Alternative options will be submitted to SFD for approval before installation;
  - d. Automatic or self-closing doors shall be installed and conform to the exterior door assembly standards addressed in CBC Chapter 7A, Section 704A.3.2.3;

4. A fire alarm system shall be installed in accordance with NFPA 72, Fire Protection Signaling System and SFD requirements, for monitoring the flow switch and inter-connection with the dwellings' smoke detectors. The fire alarm system will be supervised by a third-party alarm company. The system will be tested annually, or as needed, with test results provided to SFD;
5. Zone 1 requires a minimum 50 feet of irrigated landscape planted with drought-tolerant, fire resistive plants. No undesirable, highly flammable plant species shall be planted. The landscaping will be routinely maintained and will be watered by an automatic irrigation system that will maintain healthy vegetation with high moisture contents that would prevent ignition by embers from a wildfire;
6. The new residential design also provides an unimpeded, all-weather pathway (minimum three feet wide) on all sides of the residential structures for firefighter access around the entire perimeter of the structure;

The following code exceeding mitigation measures are being provided for nonconforming lots unable to achieve a full 100 feet of fuel modification (Lots 1 through 5, 7 and 8). These code exceeding mitigations were found to meet or exceed the code required 100 feet fuel modification zones through science and application and were accepted by numerous fire agencies throughout California:

1. To mitigate for the reduced FMZs on Lots 1 through 6, the Project's applicant will apply for a 1602 Permit, which is a Lake and Streambed Alteration Program by the CA Department of Fish and Wildlife that would allow for 30% thinning (Zone 2) of the dead and dying material or mowing non-native grasses to lower than 4-inches (if present) within these Drainage areas and by doing so, allowing Lots 3 through 6 to achieve a full 100 feet of fuel modification.
2. To allow for the FMZs on and adjacent to Lots 7 and 8, the Project's applicant obtained an easement from Prospect Hills II, LLC, which would allow the Project's HOA to conduct approximately 50 feet of offsite Zone 2 30% thinning of the dead material or mowing non-native grasses to lower than 4-inches (if present) in the northeastern portion of Lot 7. Additionally, in order to provide the remaining FMZ along the eastern sides of Lots 7 and 8 within the onsite 'Diegan Sage Scrub' easement areas, a mitigation program has been put in place by the Project's biologist that would allow for 30% thinning (Zone 2) of the dead and dying material or mowing non-native grasses to lower than 4-inches (if present) within this Diegan Sage Scrub easement area. Within the willow scrub Zone 2 BMZ maintenance area, because no live and/or native material is removed, impacts are not considered a significant biological impact. As a result, no compensatory mitigation is required for Zone 2 impacts within the Willow Scrub habitat (refer to Project's Biological Report for more information on mitigation).
3. Lots 1 through 8) will be required to be maintained as an extended irrigated Zone 1 FMZ landscape with drought-tolerant, fire resistive plants. The Zone 1 FMZ will extend up to the drainage channel adjacent to Lots 1 through 6 and up to the Diegan Sage Scrub easement areas adjacent to Lots 7 and 8. The extended irrigated Zone 1 landscape will include no undesirable, highly flammable plant species shall be planted, that will be routinely maintained and watered by an automatic irrigation system that will maintain healthy vegetation with high moisture contents that would prevent ignition by embers from a wildfire;
4. Because of property boundary constraints, Lots 1 through 3 are unable to achieve a full 100 feet of FMZ onsite. To mitigate for the reduced FMZ, a 6-foot high non-combustible CMU fire wall constructed along the rear lot line behind Lots 1 through 3 will be constructed. The fire wall will be installed to function as heat-deflecting walls.
5. In addition to the construction of a 6-foot-high CMU wall, the Project proposes to provide exterior glazing in windows (and sliding glass doors, garage doors, or decorative or leaded glass doors) facing the ~~open space~~CE and naturally vegetated areas to be dual pane with both panes tempered glass to mitigate for the reduced FMZ within Lots 1 through 3. Dual pane, one pane tempered glass has been shown during testing and in after fire assessments to significantly decrease the risk of breakage and ember entry into structures. Therefore, requiring code-exceeding dual pane, both panes tempered is anticipated to be an important safety measure that provides enhanced structure protection and provides mitigation for reduced fuel modification zones and limited setbacks from adjacent structures. The window upgrade also exceeds the requirements of Chapter 7A of the CBC and providing additional protection for the structure's most vulnerable, exterior side (CODE EXCEEDING MITIGATION MEASURE);
6. wildland exposed sides of the structures on Lots 1 through 3 shall also include 5/8-inch Type X fire rated gypsum sheathing applied behind the exterior covering or cladding (stucco or exterior siding) on the exterior side of the framing, from the foundation to the roof for a facade facing the ~~open space~~CE and naturally vegetated areas. 5/8-inch Type X fire rated gypsum sheathing is required to be manufactured in accordance with established ASTM



standards defining type X wallboard sheathing as that which provides not less than one-hour fire resistance when tested in specified building assemblies and has been tested and certified as acceptable for use in a one-hour fire rated system. CertainTeed Type X Gypsum Board has a Flame Spread rating of 15 and Smoke Developed rating of 0, in accordance with ASTM E 84, (UL 723, UBC 8-1, NFPA 255, CAN/ULC-S102); UL classified for Fire Resistance (ANSL/UL 263; ASTM E119) and listed under UL File No. CKNX.R3660 (CertainTeed, 2021). Please refer to the specification in Attachment 5 for a more detailed description of CertainTeed 5/8-inch Type X Fire Rated Gypsum sheathing (or similar product) CODE EXCEEDING MITIGATION MEASURE;

7. Areas requiring ventilation to the outside environment will require ember-resistant vents such as Brandguard, Vulcan, or O'Hagin brands. These vents exceed the code requirement of a minimum 1/16-inch not to exceed 1/8-inch openings. All vents used for this project will be approved by SFD. Please refer to the specification in Attachments 6 and 7 for a more detailed description of Brandguard, Vulcan, and O'Hagin ventilation brands. These use of these ember resistant vents are a CODE EXCEEDING MITIGATION MEASURE;
  8. Non-combustible fencing shall be required to be installed for areas within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas, including within five feet of every structure and along the side yards of each residence (Santee Municipal Code, Chapter 11.18.020, Section 4908.1). Dudek agrees with the requirements for avoiding wood/combustible fences on perimeter lots that abut unmaintained ~~open space~~CE areas. However, the use of Kroy Vinyl Fencing (see Attachment 8 – Kroy Vinyl Fencing Fire Rating) or fire retardant treated lumber, such as Hoover's lumber product, are considered acceptable fencing materials to use for the proposed interior 6-foot high fencing (see Attachment 9 – OSFM Approved Hoover X);
  9. No eave overhangs. By requiring no eaves instead of the code required boxed eaves, the structure eliminates the ability of capturing hot air and embers that may circulate under a boxed eave and instead allows the hot air to either bounce off the side of the structure or fly over the structure entirely (CODE EXCEEDING MITIGATION MEASURE);
  10. Annual FMZ Inspections. Yearly fuel modification maintenance shall be required by the Project's HOA and each individual property owner. The communities HOA as well as individual property owners, shall be responsible for obtaining an FMZ inspection and report from a qualified SFD-approved 3rd party inspector in May of each year certifying that vegetation management activities throughout the Project site and within each individual lot have been performed pursuant to this Fire letter. This includes verifying that wood bark and other combustible mulches shall not be used within the first 5 feet from the homes. See details regarding the fuel modification zone vegetation maintenance program below (CODE EXCEEDING MITIGATION MEASURE).
- 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?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

Wildfires can greatly reduce the amount of vegetation from hillsides. Plant roots stabilize the soil and above-ground plant parts slow water, allowing it to percolate into the soil. Removal of surface vegetation resulting from a wildfire reduces the ability of the soil surface to absorb rainwater and can allow for increased runoff that may include large amounts of debris. If hydrophobic conditions exist post-fire, the rate of surface water runoff is increased as water percolation into the soil is reduced (Moench and Fusaro 2012). The potential for surface runoff and debris flows therefore increases significantly for areas recently burned by large wildfires (Moench and Fusaro 2012).

Slope failures, mudflows, and landslides are common in areas where steep hillsides and embankments are present and such conditions would be exacerbated in a post-fire environment where vegetative cover has been removed. However, as presented in Section 4.6, Geology and Soils, the proposed project site is not at risk of landslide or mudflow. Given the characteristics of the project site, post-fire conditions are not expected to increase risks associated with slope failures, mudflows, or landslides.

Increases in surface runoff and erosion are also possible in a post-fire environment where surface vegetation has been removed and steep slopes can increase runoff flow velocity. As presented in Section 4.9, Hydrology and Water Quality,

the incorporation of stormwater treatment basins, as well as the relatively flat (graded pads) nature of the project site, would greatly reduce the potential for off-site erosion as compared to the project site's current condition. CAL FIRE mapping data also indicates no post-fire erosion threat potential for the project site or the immediate surrounding area (CAL FIRE 2009). Finally, the irrigated and maintained landscaping is not be expected to be burned (removed) entirely should a fire occur on the project site, unlike post-fire conditions in native vegetation where complete removal is common. Considering these project site features and characteristics, post-fire conditions are not expected to increase risks associated with runoff and erosion.

Considering the project site's terrain and proximity of hillsides, and with implementation of project grading, construction and erosion control BMPs, potential impacts associated with runoff, post-fire slope instability, or drainage changes are considered less than significant.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE.**

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- Potentially Significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

**Discussion:**

Potentially significant impacts to sensitive habitats were identified that would require mitigation as detailed in Section IV. a) and d). In addition, potentially significant impacts to unknown buried cultural resources and human remains were identified that would be mitigated through implementation of archaeological monitoring as discussed in Section V. b) and d).

However, no significant and unavoidable impacts were identified that would have the potential to 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, 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. Project impacts would be less than significant with mitigation.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

- Potentially Significant Impact
- Less than Significant with Mitigation Incorporated
- Less Than Significant Impact
- No Impact

**Discussion:**

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Sections I. through XVII. of this form. In addition to evaluation of potential project-specific effects, this evaluation considered the project's potential for incremental effects that may be cumulatively considerable when viewed in connection with the effects of past, current, or probable future projects in the area.

Regarding cumulative aesthetics impacts, the scope for cumulative analysis of impacts related to aesthetics and views is the viewshed surrounding the project site. While development of the cumulative project sites would result in a cumulative change to the visual character of the immediate area, this change would not be considered adverse considering the proposed amenities and architectural interest that would be provided by the project. Cumulative projects would not be within the same visual environmental as the project, thus no cumulatively significant aesthetic impact would occur.

Regarding potential cumulative impacts from air quality, GHG emissions, and noise construction impacts, applicable regulatory requirements addressing noise levels, and air emissions during construction would ensure a cumulative

impact would not occur. No cumulative operational noise impact would occur due to required compliance with property line noise limits.

There are no anticipated cumulative impacts to biological resources, because the project would fully mitigate its impacts to biological resources and none of the cumulative projects would have significant unavoidable impacts to biological resources. A majority of the cumulative projects are located in urban areas on disturbed lands that would not have the potential to contribute to a cumulative impact.

Regarding historic, archaeological, paleontological, and tribal cultural resources, a cumulative impact has not been identified for these issue areas because significant impacts to these resources associated with other cumulative projects would either not occur or would be mitigated as part of a discretionary permit process.

Regarding geology and soils impacts, these impacts are limited to localized impacts on each individual development. Because there are no potentially significant impacts identified for this project, the project does not contribute to any cumulative impacts.

No cumulative impact related to hydrology and water quality would occur, because individual developments would be required to prepare and comply with drainage studies and storm water management plans that would ensure significant drainage and storm water impacts would not occur and cumulative impacts would be avoided.

Because the project traffic generation falls below analyzed traffic volumes, no additional cumulative impacts would occur as a result of the project. No significant cumulative impact has been identified. Thus, cumulative impacts would be less than significant.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

**Discussion:**

The project as designed adequately addresses public health and safety objectives identified in the General Plan and Municipal Code. With the proposed mitigation, no significant impact was identified that could result in an adverse impact to human beings. Therefore, the project would result in a less than significant effect with mitigation incorporated on human beings either directly or indirectly.

Authority: Public Resources Code 21083, 21094.5.5

Reference: Public Resources Code Sections 21094.5 and 21094.5.5

THE MITIGATED NEGATIVE  
DECLARATION APPENDICES (LISTED  
BELOW) CAN BE VIEWED AT:  
SANTEE CITY CLERK'S OFFICE,  
PLANNING & BUILDING DEPARTMENT, OR  
ON THE CITY WEBSITE AT  
<http://cityofsanteeca.gov/services/project-environmental-review>

## **LIST OF APPENDICES**

Appendix A – Air Quality/Greenhouse Gas Report  
Appendix B – Biological Assessment Report  
Appendix C – Focused Coastal California Gnatcatcher Surveys  
Appendix D – Cultural Resources Study  
Appendix E – Geotechnical Letter  
Appendix F – Fire Protection Plan  
Appendix G – Storm Water Quality Management Plan  
Appendix H – School Availability Letters  
Appendix I – Water and Sewer Availability Letters

# EXHIBIT B

## MITIGATION MONITORING REPORTING PROGRAM

**Project Name:** Tyler Street Subdivision (TM2017-1, DR2017-1, AEIS2017-8)

**Project Location:** Southern Terminus of Tyler Street, Santee, CA 92071

**Project Description:** Single-family residential subdivision

**City Contact:** Michael Coyne, Principal Planner, City of Santee, Department of Planning and Building; Phone Number: 619.258.4100 ext. 160

Mitigation Measure	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Comments
<b>Air Quality</b>						
MM-AQ-1	<b>Sensitive receptors</b> As a supplement to San Diego Air Pollution Control District Rule 55, Fugitive Dust Control, the applicant shall require the contractor to apply water at least twice daily at all active earth disturbance areas sufficient to confine dust plumes to the immediate area.	Applicant/ Contractor	City of Santee Department of Planning and Building	Site inspection		During active ground disturbance including clearing, grubbing and grading
<b>Biological Resources</b>						
MM-BIO-1	The Conservation Easement(s) for Lots B and C, Habitat Management Plan and Property Assessment Report shall be prepared and approved by the City/Wildlife Agencies prior to issuance of a grading permit. The Homeowners Association (HOA) shall be required to manage the Conservation Easement(s) and long-term management plan until the MSCP Subarea Plan is approved, take permits are issued and a permanent Preserve Manager for this property is established.	Applicant	City of Santee Department of Planning and Building	City and Wildlife Agency review and approval of CE		Prior to issuance of grading permit

MM-BIO-2	<p>As potentially appropriate bird/raptor nesting sites have been observed onsite, preventative measures to preclude direct and/or indirect impacts violating the Migratory Bird Treaty Act (MBTA) shall be implemented. Potential nesting sites are defined as large trees, burrows and/or man-made towers/poles etc. Preventative mitigation measures (pre-construction surveys) are required, see below.</p> <p>In order to prevent potential significant/indirect impacts to breeding birds/raptors, if grading is proposed during the bird/raptor breeding season (February 1 to August 31) then, a pre-construction survey for active nests onsite and within 500-feet of the footprint shall be performed no more than three days prior to the initiation of construction. If an active nest is identified onsite, then grading shall be postponed until the nest is no longer active.</p>	Applicant/Applicant's Biologist	City of Santee Department of Planning and Building	City review and approval of biologist's monitoring report	Prior to initiating construction, including clearing, grubbing, and construction
MM-BIO-3	<p>Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, a qualified, City approved biological monitor shall be retained by the project proponent and shall be onsite during clearing, grubbing, and/or grading activities. The biological monitor shall attend all preconstruction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas and protective fencing. In addition, the biological monitor shall be on site during construction to ensure that vehicles stay within the limits of the permitted Project footprint. The biological monitor shall be authorized to halt all associated project activities</p>	Applicant/Applicant's Biologist	City of Santee Department of Planning and Building	City review and approval of biologist's monitoring report	Prior to initiating construction related activities, including clearing, grubbing, grading and construction

that may be in violation of the City's draft MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.

MM-BIO-4	<p>Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, all workers shall be educated by a City approved biologist to recognize and avoid those areas which have been marked as sensitive biological resources.</p>	Applicant/Applicant's Biologist	City of Santee Department of Planning and Building	City review and approval of biologist's monitoring report	Prior to initiating construction related activities, including clearing, grubbing, grading and construction
MM-BIO-5	<p>Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, biological fencing (i.e., ESA type fencing) shall be installed. Prominently colored, well -installed fencing and signage shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to and/or within the Preserve.</p> <p>Immediately following construction activities, the biological monitor shall prepare and submit to the satisfaction of the City, a monitoring report documenting the project's compliance with all minimization/avoidance measures.</p>	Applicant/Applicant's Biologist	City of Santee Department of Planning and Building	City review and approval of biologist's monitoring report and grading plans	Prior to initiating construction related activities, including clearing, grubbing, grading and construction
MM-BIO-6	<p>The Property and proposed CE area is actively used by the surrounding residential community for unauthorized recreation (e.g. hiking, biking, pet walking) and contains multiple unauthorized trails. With the construction of the Project, permanent measures will be put in place to prevent recreational access and impacts within the CE.</p>	Applicant/Applicant's Biologist	City of Santee Department of Planning and Building	City and Wildlife agency review and approval of the CE	Preventative measures installed prior to grading permit

The following CE access Mitigation Measures will be required:

- Signage stating no access permitted and identifying the CE Habitat Preserve on metal posts a maximum of 100 feet apart along the line of the CE and public areas interface.
- Gating of the proposed utility easement access road through the extension of Tyler Street
- Elimination of any public access into the preserve portion of the site from areas surrounding the proposed Project (as determined in consultation with the city, boulders/k-rail, etc.)
- Elimination of any public access to the preserve portion of the site from within the proposed Project (no rear gates)

## Cultural Resources

### MM CUL-1 Archeological Monitor

Potential impacts to buried artifacts or human remains inadvertently discovered during project grading would be mitigated through the requirement for archaeological and Native American monitors to be present on-site during grading activities. The archeological monitor would ensure that if any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist shall be consulted to assess the significance of the find according to CEQA Guidelines section 15064.5. If any find is determined to be significant, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures

Applicant/Qualified  
Archaeological & Native  
American Monitor(s)

City of Santee  
Department of  
Planning and  
Building

Site inspections  
& approval of  
archaeological  
monitoring  
report

During site  
preparation and  
grading



or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist to mitigate impacts to historical resources or unique archaeological resources, the City will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted. Work may proceed on other parts of the project site while mitigation for cultural resources is being carried out.

If human skeletal remains are uncovered during project construction, the archaeological monitor will direct the contractor or appropriate representative to halt work, contact the San Diego County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines. If the coroner determines that the remains are Native American, the project proponent will contact the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the contractor shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the contractor has

discussed and conferred, as prescribed in this section (California Public Resources Code Section 5097.98) with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.

**Geology and Soils**

**MM-PAL-1 Paleontological Find**

**A. Pre-Grading Conference**

1. Prior to any grading on any portion of the project site, a qualified paleontologist shall be retained to attend the pre-grading construction meeting and would be available to meet the requirements for the project as outlined below. A qualified paleontologist (or paleontological monitor) is an individual with an MS or PhD in paleontology or geology who is familiar with paleontological procedures and techniques. No grading permits shall be issued until the name and contact information for the qualified paleontologist (or paleontological monitor) has been submitted to the Planning Director.
2. A paleontologist or designee (?) shall be present during grading as determined at the pre-grading conference.

Applicant/Qualified Paleontologist

City of Santee  
Department of  
Planning and  
Building

Verification of  
contract with  
qualified  
paleontologist

Prior to issuance of  
grading permit

**B. Fossil Recovery and Curation**

1. If fossils are discovered, the paleontologist (or paleontological monitor) shall be immediately notified to recover them. No work that could impact the uncovered potential paleontological find is permitted until the area is cleared by the paleontologist. In most cases, this salvage can be completed in a short period of time. However, some fossil specimens (such as complete large mammal

Applicant/Qualified Paleontologist

City Department of  
Planning and  
Building

City approval of  
attendance  
report

During grading

Applicant/Qualified Paleontologist

City Department of  
Planning and  
Building

City approval of  
monitoring  
report prepared  
by the qualified  
paleontologist

During grading

skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains, such as isolated mammal teeth, it may be necessary in certain instances, to set up a screen-washing operation on the site.

2. Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned repaired, sorted, and cataloged.

3. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall either be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Diego Natural History Museum or retained by the City and displayed to the public at an appropriate location such as a library or City Hall.

**Hazards and Hazardous Materials (if Wildfire Mitigation Measures (MM-WF) are the same as Hazardous and Hazardous Materials Mitigation Measures (MM-HHM), they are also listed here.**

MM-HHM-1 & MM-WF-1	To mitigate for the reduced FMZs on Lots 1 through 6, the Project's applicant will apply for a 1602 Permit, which is a Lake and Streambed Alteration Program by the CA Department of Fish and Wildlife that would allow for 30% thinning (Zone 2) of the dead and dying material or mowing non-native grasses to lower than 4-inches (if present) within these Drainage areas and by doing so, allowing Lots 3 through 6 to achieve a full 100 feet of fuel modification.	Applicant/Applicant's Biologist	City Department of Planning and Building	City review and approval of 1602 Permit	Prior to issuance of grading permit
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MM-HHM-2	To mitigate for the reduced FMZs on and adjacent to Lots 7 and 8 and provide the remaining FMZ along the southern and southeastern sides of Lots 7 and 8 within the Diegan Sage Scrub easement areas, a program has been put in place by the Project's biologist that would allow for 30% thinning (Zone 2) of the dead and dying material or mowing non-native grasses to lower than 4-inches (if present) within this Diegan Sage Scrub easement area. Zone 2 BMZ impacts are not considered a significant biological impact. As a result, no compensatory mitigation is required for Zone 2 impacts, including offsite Zone 2 BMZ impacts (refer to Project's Biological Report for more information on mitigation).	Applicant/Applicant's Biologist	City Department of Planning and Building and Fire Department	City approval of vegetation thinning program	Prior to issuance of grading permit
MM-HHM-3 & MM-WF-3	Lots 1 through 8 will be required to be maintained as an extended irrigated Zone 1 FMZ landscape with drought-tolerant, fire resistive plants. The Zone 1 FMZ will extend up to the drainage channel adjacent to Lots 1 through 6 and up to the Diegan Sage Scrub easement areas adjacent to Lots 7 and 8. The extended irrigated Zone 1 landscape will include no undesirable, highly flammable plant species shall be planted, that will be routinely maintained and watered by an automatic irrigation system that will maintain healthy vegetation with high moisture contents that would prevent ignition by embers from a wildfire.	Applicant/Applicant's biologist	City Department of Planning and Building and Fire Department	Site inspection	During grading, construction and in perpetuity
MM-HHM-4 & MM-WF-4	Because of property boundary constraints, Lots 1 through 3 are unable to achieve a full 100 feet of FMZ onsite. To mitigate for the reduced FMZ, a 6-foot high non-combustible CMU fire wall will be constructed along the rear lot line behind Lots 1 through 3 will be constructed. The fire wall	Applicant	City Department of Planning and Building and Fire Department	Building Permit approval and site inspection	Prior to issuance of Building Permit and during construction

will be installed to function as heat-deflecting walls.

MM-HHM-5	<p>In addition to the construction of a 6-foot high CMU wall, the Project proposes to provide exterior glazing in windows (and sliding glass doors, garage doors, or decorative or leaded glass doors) facing the CE and naturally vegetated areas to be dual pane with both panes tempered glass to mitigate for the reduced FMZ within Lots 1 through 3. Dual pane, one pane tempered glass has been shown during testing and in after fire assessments to significantly decrease the risk of breakage and ember entry into structures. Therefore, requiring code-exceeding dual pane, both panes tempered is anticipated to be an important safety measure that provides enhanced structure protection and provides mitigation for reduced fuel modification zones and limited setbacks from adjacent structures.</p>	Applicant	City Department of Planning and Building and Fire Department	Building Permit approval and site inspection	Prior to issuance of Building Permit and during construction
MM-HHM-6	<p>Wildland exposed sides of the structures on Lots 1 through 3 shall also include 5/8-inch Type X fire rated gypsum sheathing applied behind the exterior covering or cladding (stucco or exterior siding) on the exterior side of the framing, from the foundation to the roof for a facade facing the CE and naturally vegetated areas. 5/8-inch Type X fire rated gypsum sheathing is required to be manufactured in accordance with established ASTM standards defining type X wallboard sheathing as that which provides not less than one-hour fire resistance when tested in specified building assemblies and has been tested and certified as acceptable for use in a one-hour fire rated system. CertainTeed Type X Gypsum Board has a Flame Spread rating of 15 and Smoke Developed rating of 0, in accordance</p>	Applicant	City Department of Planning and Building and Fire Department	Building Permit approval and site inspection	Prior to issuance of Building Permit and during construction

with ASTM E 84, (UL 723, UBC 8-1, NFPA 255, CAN/ULC-S102); UL classified for Fire Resistance (ANSL/UL 263; ASTM E119) and listed under UL File No. CKNX.R3660 (Certainteed, 2021).

MM-HHM-7 & MM-WF-7	<p>Areas requiring ventilation to the outside environment will require ember-resistant vents such as Brandguard, Vulcan, or O’Hagin brands. These vents exceed the code requirement of a minimum 1/16-inch not to exceed 1/8-inch openings. All vents used for this project will be approved by SFD. Please refer to the specification in Attachments 6 and 7 (<a href="#">to the Preliminary Fire Assessment, Fire Behavior Analysis, and FMZ Recommendations Summary Letter prepared by Dudek dated November 2021</a>) for a more detailed description of Brandguard, Vulcan, and O’Hagin ventilation brands.</p>	Applicant	City Department of Planning and Building and Fire Department	Building Permit approval and site inspection	Prior to issuance of Building Permit and during construction
MM-HHM-8	<p>Non-combustible fencing shall be required to be installed for areas within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas, including within five feet of every structure and along the side yards of each residence (Santee Municipal Code, Chapter 11.18.020, Section 4908.1). Dudek agrees with the requirements for avoiding wood/combustible fences on perimeter lots that abut unmaintained CE areas. However, the use of Kroy Vinyl Fencing (see Attachment 8 – Kroy Vinyl Fencing Fire Rating <a href="#">to the Preliminary Fire Assessment, Fire Behavior Analysis, and FMZ Recommendations Summary Letter prepared by Dudek dated November 2021</a>) or fire retardant treated lumber, such as Hoover’s lumber product, are considered acceptable fencing materials to use for the proposed interior 6-foot high fencing (see Attachment 9 – OSFM Approved Hoover X <a href="#">to the</a></p>	Applicant	City Department of Planning and Building and Fire Department	Building Permit approval and site inspection	Prior to issuance of Building Permit and during construction

Preliminary Fire Assessment, Fire Behavior Analysis, and FMZ Recommendations Summary Letter prepared by Dudek dated November 2021).

MM-HHM-9 & MM-WF-9	No eave overhangs. By requiring no eaves instead of the code required boxed eaves, the structure eliminates the ability of capturing hot air and embers that may circulate under a boxed eave and instead allows the hot air to either bounce off the side of the structure or fly over the structure entirely.	Applicant	City Department of Planning and Building and Fire Department	Building Permit approval and site inspection	Prior to issuance of Building Permit and site inspection
MM-HHM-10 & MM-WF-10	Annual FMZ Inspections. Yearly fuel modification maintenance shall be required by the Project's HOA and each individual property owner. The communities HOA as well as individual property owners, shall be responsible for obtaining an FMZ inspection and report from a qualified SFD-approved 3rd party inspector in May of each year certifying that vegetation management activities throughout the Project site and within each individual lot have been performed pursuant to <del>this Fire letter</del> <u>the Preliminary Fire Assessment, Fire Behavior Analysis, and FMZ Recommendations Summary Letter prepared by Dudek dated November 2021</u> . This includes verifying that wood bark and other combustible mulches shall not be used within the first 5 feet from the homes. See Section IX of the Initial Study for additional details regarding the fuel modification zone vegetation maintenance program.	Applicant/HOA	City Department of Planning and Building and Fire Department	Site inspection	Annually, in perpetuity

**Noise (Vibration)**

MM-NOI-1	<b>Construction-Related Ground-borne Vibration</b> To avoid building damage or nuisance caused by ground-borne vibration during construction, the	Applicant/Applicant's Construction Contractor	City of Santee Department of Planning and Building	Issuance of grading permit	Prior to and during construction including clearing,
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construction contractor shall comply with the following documentation and equipment and/or through -ground (or combination of horizontal and vertical) distance restrictions:

grubbing and grading

- a. Prior to initiation of all construction activities, pre-construction building conditions shall be documented for all structures within 12 feet of grading activities.
- b. When grading is required within 52 through-ground feet any residential structure, a small bulldozer or similar light equipment shall be used.
- c. When soil compaction is required within 12 through-ground feet of any residential structure, a hand-operated tamper or walk-behind compactor shall be used, and the resident(s) of that structure shall be temporarily relocated until soil compaction within 12 through-ground feet of that structure is complete.

**Tribal Cultural Resources**

MM-TCR-1	The Permittee enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe(s) that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources; and (2) to formalize protocols and procedures between the City and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains; funerary objects; cultural and religious landscapes; ceremonial items; traditional gathering areas; and cultural items	Applicant	City of Santee Department of Planning and Building	Approval of contract and agreement with a TCA Tribe	Prior to issuance of grading permit
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located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

MM-TCR-2	<p>Prior to issuance of a grading permit, the Permittee shall retain a qualified archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (U.S. Department of the Interior, 2008), and a Native American monitor(s) associated with a TCA Tribe(s) to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor(s). This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor(s) is associated with a TCA Tribe(s). The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.</p>	Applicant	City Department of Planning and Building	Verification of contract with qualified archaeologist	Prior to issuance of grading permit
MM-TCR-3	<p>The qualified archaeologist and a Native American monitor(s) shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.</p>	Applicant/Retained qualified archaeologist and Native American monitor(s)	City Department of Planning and Building	Verification of attendance at pre-grading meeting	Prior to grading
MM-TCR-4	<p>During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist, or an archaeological monitor working under the direct supervisor of the qualified archaeologist, and the Native American monitor(s) shall be on site full-time. If imported fill materials, or fill used from other areas of the project site, are to be incorporated at the project site, those fill materials shall be absent of any tribal cultural resources. The</p>	Applicant/Retained qualified archaeologist and Native American monitor(s)	City Department of Planning and Building	Approval of monitoring program prepared by qualified archaeologist and Native American monitor(s) (TCR-	During initial grubbing, site grading, excavation or disturbance of the ground surface

frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of cultural resources that qualify as historical, unique archaeological, and/or tribal cultural resources. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor(s), shall be responsible for determining the duration and frequency of monitoring.

1) and site inspection

MM-TCR-5	<p>In the event that previously unidentified cultural resources that qualify as historical, unique archaeological, and/or tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor(s) shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.</p>	<p>Applicant/Retained qualified archaeologist and Native American monitor(s)</p>	<p>City Department of Planning and Building</p>	<p>Approval of monitoring program prepared by qualified archaeologist and Native American monitor(s) (TCR-1) and site inspection</p>	<p>During initial grubbing, site grading, excavation or disturbance of the ground surface</p>
MM-TCR-6	<p>If a cultural resource is discovered that may qualify as a historical, unique archaeological, and/or tribal cultural resource, the qualified archaeologist shall notify the City of said discovery, and shall conduct consultation with TCA tribe(s) to determine the most appropriate mitigation. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor(s), shall determine the significance of the discovered resource. Recommendations for the resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe</p>	<p>Applicant/Retained qualified archaeologist and Native American monitor(s)</p>	<p>City Department of Planning and Building</p>	<p>Approval of monitoring program prepared by qualified archaeologist and Native American monitor(s) (TCR-1) and site inspection</p>	<p>During initial grubbing, site grading, excavation or disturbance of the ground surface</p>

and the Native American monitor(s) and be submitted to the City for review and approval.

MM-TCR-7	<p>The avoidance and/or preservation of significant cultural resources that qualify as historical, unique archaeological, and/or tribal cultural resources must first be considered and evaluated as required by CEQA. Where any significant resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor(s), and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor(s), shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.</p>	<p>Applicant/Retained qualified archaeologist and Native American monitor(s)</p>	<p>City Department of Planning and Building</p>	<p>Approval of monitoring program prepared by qualified archaeologist and Native American monitor(s) (TCR-1) and site inspection</p>	<p>During initial grubbing, site grading, excavation or disturbance of the ground surface</p>
MM-TCR-8	<p>If the qualified archaeologist elects to collect any archaeological materials that qualify as tribal cultural resources, the Native American monitor(s) must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the archaeological materials that qualify as tribal cultural resources that are unearthed during the ground disturbing activities, the Native American monitor(s), may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions.</p>	<p>Applicant/Retained qualified archaeologist and Native American monitor(s)</p>	<p>City Department of Planning and Building</p>	<p>Approval of monitoring program prepared by qualified archaeologist and Native American monitor(s) and site inspection</p>	<p>During initial grubbing, site grading, excavation or disturbance of the ground surface</p>

The project archaeologist shall document evidence that all cultural materials have been curated and/or repatriated as follows:

1) It is the preference of the City that all tribal cultural resources be repatriated to the TCA Tribe as such preference would be the most culturally sensitive, appropriate, and dignified. Therefore, any tribal cultural resources collected by the qualified archaeologist shall be provided to the TCA Tribe. Evidence that all cultural materials collected have been repatriated shall be in the form of a letter from the TCA Tribe to whom the tribal cultural resources have been repatriated identifying that the archaeological materials have been received.

OR

2) Any tribal cultural resources collected by the qualified archaeologist shall be curated with its associated records at a San Diego curation facility or a culturally-affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/ researchers for further study. The collection and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence that all cultural materials collected have been curated shall be in the form of a letter from the curation facility stating the prehistoric archaeological materials have been received and that all fees have been paid.

MM-TCR-9	If the qualified archaeologist elects to collect any archaeological materials that qualify as tribal cultural resources, the Native American	Applicant/Retained qualified archaeologist and Native American monitor(s)	City Department of Planning and Building	Approval of monitoring program	During initial grubbing, site grading, excavation
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monitor(s) must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the archaeological materials that qualify as tribal cultural resources that are unearthed during the ground disturbing activities, the Native American monitor(s), may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. The project archaeologist shall document evidence that all cultural materials have been curated and/or repatriated through a signed curation agreement and/or collection transfer agreement.

TCR-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor(s) shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

prepared by qualified archaeologist and Native American monitor(s) (TCR-1) and site inspection or disturbance of the ground surface

**Wildfire (MM – WF-1, WF-3, WF-4, WF-7, WF-9, WF-10 are the same as MM-HHM-3, HHM-4, HHM-7, HHM-9 and HHM-10 and are therefore not duplicated in this section. Where WF mitigation measures are slightly different than HHM mitigation measures, they are listed below.**

MM-WF-2 To allow for the FMZs on and adjacent to Lots 7 and 8, the Project's applicant obtained an easement from Prospect Hills II, LLC, which Applicant

would allow the Project's HOA to conduct approximately 50 feet of offsite Zone 2 30% thinning of the dead material or mowing non-native grasses to lower than 4-inches (if present) in the northeastern portion of Lot 7. Additionally, in order to provide the remaining FMZ along the eastern sides of Lots 7 and 8 within the onsite 'Diegan Sage Scrub' easement areas, a mitigation program has been put in place by the Project's biologist that would allow for 30% thinning (Zone 2) of the dead and dying material or mowing non-native grasses to lower than 4-inches (if present) within this Diegan Sage Scrub easement area. Within the willow scrub Zone 2 BMZ maintenance area, because no live and/or native material is removed, impacts are not considered a significant biological impact. As a result, no compensatory mitigation is required for Zone 2 impacts within the Willow Scrub habitat (refer to Project's Biological Report for more information on mitigation).

MM-WF-5	In addition to the construction of a 6-foot-high CMU wall, the Project proposes to provide exterior glazing in windows (and sliding glass doors, garage doors, or decorative or leaded glass doors) facing the CE and naturally vegetated areas to be dual pane with both panes tempered glass to mitigate for the reduced FMZ within Lots 1 through 3. Dual pane, one pane tempered glass has been shown during testing and in after fire assessments to significantly decrease the risk of breakage and ember entry into structures. Therefore, requiring code-exceeding dual pane, both panes tempered is anticipated to be an important safety measure	Applicant
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that provides enhanced structure protection and provides mitigation for reduced fuel modification zones and limited setbacks from adjacent structures. The window upgrade also exceeds the requirements of Chapter 7A of the CBC and providing additional protection for the structure's most vulnerable, exterior side.

MM-WF-6 Wildland exposed sides of the structures on Lots 1 through 3 shall also include 5/8-inch Type X fire rated gypsum sheathing applied behind the exterior covering or cladding (stucco or exterior siding) on the exterior side of the framing, from the foundation to the roof for a facade facing the CE and naturally vegetated areas. 5/8-inch Type X fire rated gypsum sheathing is required to be manufactured in accordance with established ASTM standards defining type X wallboard sheathing as that which provides not less than one-hour fire resistance when tested in specified building assemblies and has been tested and certified as acceptable for use in a one-hour fire rated system. CertainTeed Type X Gypsum Board has a Flame Spread rating of 15 and Smoke Developed rating of 0, in accordance with ASTM E 84, (UL 723, UBC 8-1, NFPA 255, CAN/ULC-S102); UL classified for Fire Resistance (ANSL/UL 263; ASTM E119) and listed under UL File No. CKNX.R3660 (CertainTeed, 2021). Please refer to the specification in Attachment 5 [to the Preliminary Fire Assessment, Fire Behavior Analysis, and FMZ Recommendations Summary Letter prepared by Dudek dated November 2021](#) for a more detailed description of CertainTeed 5/8-inch Type X Fire Rated Gypsum sheathing (or similar product) Applicant

MM-WF-8 Non-combustible fencing shall be required to be installed for areas within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas, including within five feet of every structure and along the side yards of each residence (Santee Municipal Code, Chapter 11.18.020, Section 4908.1). Dudek agrees with the requirements for avoiding wood/combustible fences on perimeter lots that abut unmaintained CE areas. However, the use of Kroy Vinyl Fencing (see Attachment 8 – Kroy Vinyl Fencing Fire Rating - to the Preliminary Fire Assessment, Fire Behavior Analysis, and FMZ Recommendations Summary Letter prepared by Dudek dated November 2021) or fire retardant treated lumber, such as Hoover's lumber product, are considered acceptable fencing materials to use for the proposed interior 6-foot high fencing.

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**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING TENTATIVE MAP TM2017-1 FOR A PROPOSED 17-LOT  
RESIDENTIAL SUBDIVISION WITH 14 SINGLE-FAMILY HOMES ON AN  
UNDEVELOPED 27.35-ACRE PROPERTY LOCATED AT THE SOUTHERN  
TERMINUS OF TYLER STREET IN THE LOW DENSITY RESIDENTIAL (R-1) AND  
PARK/OPEN SPACE (P/OS) ZONES**

**APPLICANT: MARK STEVE  
APN: 386-290-08, -09, -10, -13, -14, -20, -22, -24, -26  
RELATED CASE FILES: DR2017-1, AEIS2017-8**

**WHEREAS**, on October 13, 2022, Mark Steve, Trustee of the Steve Family Trust, submitted a complete application for a Tentative Map TM2017-1 and Development Review Permit DR2017-1 for a 17-lot subdivision and the development of 14 detached single-family dwelling units and three lots designated for open space, a public road, and landscaping on a 27.35-acre property located at the southern terminus of Tyler Street in the Low Density Residential (R-1) and Park/Open Space (P/OS) zones; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS2017-8) was completed for the Project, which determined that all environmental impacts of the Project would be less than significant with mitigation and a Notice of Intent to Adopt a Mitigated Negative Declaration (MND) (State Clearinghouse Number 2022100498) was prepared and advertised for public review from October 21, 2022, to November 21, 2022; and

**WHEREAS**, the Project MND and its associated Mitigation Monitoring and Reporting Program (MMRP) have been adopted for the Project and the MMRP is made a condition of Project approval; and

**WHEREAS**, the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning regulations; and

**WHEREAS**, the Project furthers Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price; and

**WHEREAS**, the subject 27.35-acre site is not on the Housing Element Sites Inventory and the Project proposes a net gain of 14 units that will be added to the City's housing stock, which aids in meeting the State-mandated Regional Housing Needs Allocation for the City of Santee as outlined in the Housing Element of the General Plan; and

**WHEREAS**, the site can be adequately served by all required utilities and public services; and

**WHEREAS**, the proposed Project is located outside of Airport Influence Area 1 of Gillespie Field and does not require review by the San Diego Airport Land Use Commission; and

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**WHEREAS**, the Project is subject to the payment of development impact fees based on the Project's residential use classification and number of units; and

**WHEREAS**, development impact fees ensure that new development will not burden the existing service population with the cost of facilities required to adequately support new development; and

**WHEREAS**, new development requires the construction of capital improvements, including, without limitation, drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities; and

**WHEREAS**, the purpose of the development impact fees imposed on the subject Project is to provide a funding source from the Project to fund related capital improvements that serve the Project, specifically drainage improvements, traffic improvements and traffic signals; and

**WHEREAS**, it is in the interest of the public's health, safety and welfare for the Project to pay the costs of constructing these public facilities that are reasonably related to the impacts of the Project; and

**WHEREAS**, a reasonable relationship exists between the use of the development impact fees and the Project as capital improvements funded by these fees are expected to provide a citywide network of parks, public facilities, drainage and traffic-related facilities beneficial to the Project; and

**WHEREAS**, the Project's facilities need, specifically the need for parks, public facilities, drainage, traffic and traffic signal facilities, is based on the Project's residential classification and on the demand generated by the Project for those facilities and the Project's corresponding fair share contribution toward funding of said needed facilities; and

**WHEREAS**, the development impact fees established for the Project are based on the number of residential units to ensure a reasonable proportionality between the Project and the cost of the facilities attributable to the Project; and

**WHEREAS**, the subject Project is not subject to Measure N as the Project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor would it increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use; and

**WHEREAS**, the Planning & Building Department scheduled TM2017-1 and DR2017-1 for public hearing on April 24, 2024; and

## RESOLUTION NO.

**WHEREAS**, on April 24, 2024, the City Council held a duly advertised public hearing on TM2017-1 and DR2017-1; and

**WHEREAS**, the City Council considered the Staff Report, the 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:** CEQA Compliance. On April 24, 2024, the City Council approved and adopted MND AEIS2017-8 (State Clearinghouse Number 2022100498) and its associated MMRP, which fully disclosed, evaluated and mitigated the environmental impacts of the proposed Project, including the Tentative Map contemplated in this Resolution. No further environmental review is required for the City to adopt this Resolution.

**SECTION 2:** The findings in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) Chapter 12 of the Santee Municipal Code (SMC) are made as follows:

- A. The Tentative Map as conditioned is consistent with all Elements of the Santee General Plan because the site is planned and zoned Low Density Residential. This designation allows a residential density of one to two dwelling units per gross acre. The Project proposes 1.66 units per gross acre, which falls within this density range. The proposed development is compatible with existing residential development in the area, which consists of single-family residences on lots of comparable sizes.
- B. The design and improvements of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision, including the following:
  - 1. On-site drainage improvements will be provided as well as drainage fees (approximately \$61,054) paid for any increase in surface water run-off; and
  - 2. The Project will be served by public roads improved to City standards; and
  - 3. Payment of Traffic Impact and Traffic Signal fees totaling \$70,266.00 will be provided as required; and
  - 4. Payment of an in-lieu cash deposit of \$136,220.00 toward the future construction of parks to mitigate the impact on City parks will be provided;

## RESOLUTION NO.

5. Public Facilities fees of \$113,162.00 for improvements to public facilities will be provided; and
  6. Payment of Regional Transportation Congestion Improvement Program (RTCIP) fees of \$38,387.58 to help with regional congestion reduction programs will be provided.
- C. The site is physically suitable for the proposed density and type of development because the site is designated in the Santee General Plan and zoned for low-density, single-family residential development. The use is compatible with the adjacent residential development, access is provided to the site, and utilities are available to serve the development.
  - D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District (Padre Dam) sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by the Health and Safety Code Section 5411.
  - E. The design of the subdivision or the type of improvements will not cause serious public health problems since the Project will be connected to a public sewer system.
  - F. Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no endangered wildlife species currently exist on the development footprint of the site.
  - G. The design of the subdivision or the type of improvements do not conflict with easements acquired by the public at large, for access through, or use of property with the proposed subdivision. The Tentative Map identifies existing easements which do not conflict with the design or improvements of the subdivision.
  - H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act due to the orientation of the proposed lots and homes.
  - I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. The Project proposes the addition of 14 residences to the City's housing stock.
  - J. The proposed development footprint is outside of the Park/Open Space (P/OS) Zone within the Project site, which will be maintained as open space in perpetuity through a conservation easement.

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- K. The proposed development is consistent with the Hillside Overlay District as it would maintain the natural open space character of the site, protect natural land forms, minimize erosion, provide for public safety, and protect water, flora and fauna resources in harmony with the environment. The proposed development preserves the majority of the high-quality coastal sage and chaparral habitat onsite, including habitat occupied by the San Diego cactus wren and Coastal California gnatcatcher. The development footprint is located in a lower lying portion of the site, reducing the need for grading and preserving the surrounding natural hillsides and ridgelines. The development footprint also avoids an ephemeral channel on the site, additionally protecting water and flora and fauna resources on the site. The development also avoids geologically hazardous areas of the site and includes fuel modification zones with fire-resistant landscaping in support of public safety.

**SECTION 3:** TM2017-1, consisting of a 17-lot subdivision with 14 residential lots and three lots designated for open space and a public road, is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of DR2017-1. (Planning)
- B. The Project shall comply with all of the mitigation measures in the MMRP adopted for the Project. (Planning)
- C. Minor and Major Revisions to the Tentative Map shall be reviewed by the Engineering Department for substantial conformance and approved by the City Engineer, unless, in the City Engineer's judgement, a Major Revision should be reviewed by City Council. (Planning)
- D. Prior to approval of the final map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed, and securities posted:
1. The applicant shall include provisions in their design contract with their design consultants that following acceptance 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. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal. (Engineering)
  2. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, rough grading plans, landscape plans, street improvement plans, precise grading plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the Project engineer. (Engineering)

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3. If plans are prepared in digital format using computer aided drafting (CAD), then in addition to providing hard copies of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the City Engineer. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the final map shall specifically include each of the following items in a separate layer:
  - a. Lot boundaries.
  - b. Lot numbers.
  - c. Subdivision boundary.
  - d. Right-of-way.
  - e. Street centerlines, and
  - f. Approved street names. (Engineering)
4. Obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the SMC and shall be to the satisfaction of the Director of Engineering. (Engineering)
5. Final Map – The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:

Please include the following with the first submittal:

- a. Final Map
- b. Current preliminary title reports (dated within six months of submittal date).
- c. All documents listed in the preliminary title report.
- d. All reference maps used to prepare the final map.
- e. Closure calculations for the map.
- f. Resolution of Approval approving the Project.

In addition to the above electronic submittal requirements, one hard copy of the full-sized final map shall be provided to the Project engineer. Map check fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full.

The signature submittal of the final map mylars shall be by appointment only. Contact the Project engineer to schedule a time for this final submittal.

Please include the following with the last submittal:

- a. A copy of the map in Autocad format for incorporation into the City Geographic Information System data base.

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- b. Mylars of the map with all required signatures and notaries obtained including Padre Dam if they are to sign the map.
  - c. Copies of certified return receipts for all signatures omission letters.
  - d. Subdivision Map Guarantee. (Engineering)
6. Starting with the first plan check submittal, all plan sets including the Final Map shall be submitted concurrently to Padre Dam for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants. (Engineering)
7. Street Improvement Plans shall be submitted to the Engineering Department and be completed and accepted prior to issuance of a building permit for any given phase. Improvements will be phased to coincide with the specific development for any given phase. Phase specific conditions shall be specified at the time of approval for a given development phase.

Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an Encroachment Permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:

- a. Extend and construct Tyler Street to local street standards (36' curb to curb/56' right-of-way) with a 40-foot radius cul-de-sac as shown on the tentative map. Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs.
- b. Construction Tyler Street pavement section with Portland cement concrete per the City of Santee's Public Works Standards or per the geotechnical engineer's recommendations based upon the street grade to the satisfaction of the Director of Engineering.
- c. Proposed rain gardens within the parkway area along Tyler Street for water quality treatment shall be maintained by the Project's Homeowners Association (HOA) and permitted through an Encroachment Permit to be permitted within the public right of way.
- d. Above-ground utilities shall not conflict with the proposed rain gardens.
- e. Repair or replace failed or inadequate pavement and sidewalk along the existing Tyler Street abutting the site to the satisfaction of the Director of Engineering.

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f. Street improvement plans shall be one hundred percent (100%) complete at the time of plan 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. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:

- 1) 100% complete improvement plans.
- 2) Estimate for the cost of construction.
- 3) Resolution of Approval approving the Project.

In addition to the above electronic submittal requirements, one hard copy of the full-sized improvement plans shall be provided to the Project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full. (Engineering)

8. Rough Grading Plans may be submitted to the Engineering Department and accepted prior to map recordation. The following conditions shall apply to acceptance of the Grading Plans and issuance of a Grading Permit:
- a. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and shall be prepared at the same scale as the grading plans 1" = 20'. Design shall include a temporary high line for irrigation to permit slope planting to occur immediately following grading until such time as individual meters are installed to permit connection of the irrigation to the home owner's meter.
  - b. Project improvement plans shall be completed to the satisfaction of the Director of Engineering and ready for approval prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
  - c. Project plot plans shall be completed and approved prior to issuance of any building permits or start of construction of the street improvements.
  - d. Grading plans shall include preliminary recommendations for all pavement design sections within the Project limits. The pavement structural section shall be designed based on the "R" value method using a minimum traffic index of 5.0. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 ½ inches Portland Concrete Cement over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be



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submitted for approval to the Engineering Department, 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. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
- f. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the Project design and construction.
- g. The grading plans shall be prepared at a scale of 1" = 20'. 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.
- h. Excess soil generated from grading operations shall be hauled to a legal dumping site as approved by the Director of Engineering.
- i. Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:
  - 1) 100% complete Grading, landscape, and irrigation plans.
  - 2) A completed grading permit application.
  - 3) Estimate for the cost of construction.
  - 4) Drainage Study specified here within.
  - 5) Geotechnical Study specified here within.
  - 6) Storm Water Quality Management Plan (SWQMP) specified here within.
  - 7) Storm Water Pollution Prevention Plan (SWPPP) specified here within.
  - 8) Operation & Maintenance (O&M) plan specified here within.
  - 9) Letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
  - 10) Letters of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
  - 11) Resolution of Approval approving the Project.

In addition to the above electronic submittal requirements, one hard copy of

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the above-mentioned full-sized plans, documents and reports shall be provided to the Project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full. (Engineering)

9. Plot Plans shall be submitted to the Engineering Department and be completed and accepted prior to each phase of development. Phase specific conditions shall be specified at the time of approval for a specific phase. (Engineering)
10. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this Project:
  - 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.
  - 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 City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
  - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the Director of Engineering.

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 Engineering Department. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Engineering Department. (Engineering)

11. 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 workday. Advance warning signs on lighted barricades notifying the public of trench plates and or uneven pavement shall be placed be and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates

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may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed. (Engineering)

12. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any streetlights required for the development, pay the necessary streetlight energizing and temporary operating costs. (Engineering)
13. A grading permit to allow early subdivision grading in accordance with Section 11.40.155 of the Grading Ordinance may be obtained following approval of the tentative map. (Engineering)
14. Provide a final drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
  - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year, 50-year and 100-year frequency storms, and be based on full development of upstream areas.
  - b. The drainage study shall compute rainfall runoff characteristics from the Project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 10-year, 50-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual. (Engineering)
15. Provide a SWQMP prepared and in accordance with the City of Santee Storm Water Ordinance and in accordance with the City of Santee Best Management Practices (BMP) Design Manual dated February 2016. The SWQMP must include best management practices (BMPs) to address water quality and hydromodification. An O&M Plan describing maintenance requirements and costs for BMP maintenance and provision of

## RESOLUTION NO.

maintenance verification will be provided.

The SWQMP shall include the following:

- a. Develop and implement appropriate BMPs to ensure that the Project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWQMP.
- b. The Project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
- c. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structure to which the site discharges must also be retrofitted with trash capture devices. The device which shall be used for public inlets is the Advanced Drainage System FlexStorm Connector Pipe Screen system or approved equal.
- d. All inlets must be labeled with concrete stamp or equivalent - stating, "No Dumping - Drains to River". If work is performed on a public inlet, the public inlet must be labeled with the following standard specification: Public storm drain inlet markers shall be 4" diameter, stainless steel, natural embossed, inlet marker as manufactured by Almetek Industries or approved equal. Marker shall contain/state "No Dumping" with "Fish w/ Wave" symbol and "Drains to Waterways" legend. Marker shall contain 2" long x 1/4" diameter threaded rod and shall be installed flush and wet-set in top of inlet, centered on width of inlet opening.
- e. Down spouts and heating, ventilation, and air conditioning systems are not permitted to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer.
- f. Fire suppression systems must be designed to be able to discharge to a sewer clean out for all maintenance and testing activities, or otherwise captured and contained on-site.



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- c. Prior to issuance of the final phase of occupancy, an executed contract must be in place with a qualified storm water service provider and a copy of the SWQMP provided to the consultant and the HOA. (Engineering)
19. 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. (Engineering)
20. Provide a geotechnical study prepared in accordance with the requirements of the Santee General Plan. The study will be subject to independent third-party review to be paid for by the applicant. The applicant shall place a cash deposit with the Engineering Department in an amount satisfactory to the Director of Engineering to cover the cost of the review. 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 accessed from the City's website.
  - a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided. (Engineering)
21. The applicant shall make the following conveyances on the final map:
  - a. Dedicate visibility clearance easements at all street intersections in accordance with Section 13.10.050 of the Zoning Ordinance.
  - b. Dedicate right-of-way for public street purposes over Tyler Street to local street standards providing a minimum width of 56 feet. (Engineering)
22. Applicant shall place all new utilities required to serve the Project underground. No overhead facilities or extension of overhead facilities is permitted.

In addition, the applicant shall underground any existing overhead facilities on-site and underground any overhead facilities adjacent to the Project to the satisfaction of the Director of Engineering. 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. (Engineering)

## RESOLUTION NO.

23. Provide certification to the Director of Engineering that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. (Engineering)
24. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee. (Engineering)

**SECTION 4:** 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 Tentative Map, or any action relating to or arising out of its approval.

**SECTION 5:** The terms and conditions of the TM2017-1 approval shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

**SECTION 6:** The approval of the TM2017-1 expires on April 24, 2027 at 5:00 p.m. The Final Map or Maps conforming to this conditionally approved Tentative Map shall be filed with the City Council in time so that City Council may approve the Final Map or Maps before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Planning & Building Director the authority to extend the expiration date of this approval pursuant to SMC Section 13.04.090.B, when a request for an extension is filed 60 days prior to the original expiration date.

**SECTION 7:** Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on April 24, 2024.

**SECTION 8:** Pursuant to Fish and Game Code Section 711.4(c), all Project applicants and public agencies subject to the California Environmental Quality Act shall pay a filing fee for each proposed Project, as specified in subdivision 711.4(d) for any adverse effect on wildlife resources or the habitat upon which wildlife depends unless a "no effect" finding is made by the California Department of Fish and Wildlife. This fee is due and payable as a condition precedent to the County Clerk's filing of a Notice of Determination. The City of Santee hereby notifies the Applicant that in order to comply with State Law, the Applicant shall remit to the City of Santee Planning & Building Department, within two (2) working days of the effective date of this approval, a certified check payable to the "County Clerk, County of San Diego" in the amount of \$2,966.75. 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

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of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no Project shall be operative, vested, or final until the required filing fee is paid.

**SECTION 9:** 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 24<sup>th</sup> day of April 2024, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE FAGAN ORTIZ, CMC, CITY CLERK**



**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING DEVELOPMENT REVIEW PERMIT DR2017-1 FOR A PROPOSED 17-  
LOT RESIDENTIAL SUBDIVISION WITH 14 SINGLE-FAMILY HOMES ON AN  
UNDEVELOPED 27.35-ACRE PROPERTY LOCATED AT THE SOUTHERN  
TERMINUS OF TYLER STREET IN THE LOW DENSITY RESIDENTIAL (R-1) AND  
PARK/OPEN SPACE (P/OS) ZONES**

**APPLICANT: MARK STEVE  
APN: 386-290-08, -09, -10, -13, -14, -20, -22, -24, -26  
RELATED CASE FILES: TM2017-1, AEIS2017-8**

**WHEREAS**, on October 13, 2022, Mark Steve, Trustee of the Steve Family Trust, submitted a complete application for a Development Review Permit (DR2017-1) and a Tentative Map (TM2017-1) for a seventeen-lot subdivision and the development of 14 detached single-family dwelling units and three lots designated for open space, a public road, and landscaping on a 27.35-acre property located at the southern terminus of Tyler Street in the Low Density Residential (R-1) and Park/Open Space (P/OS) zones; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS2017-8) was completed for the Project, which determined that all environmental impacts of the Project would be less than significant with mitigation and a Notice of Intent to Adopt a Mitigated Negative Declaration (MND) (State Clearinghouse Number 2022100498) was prepared and advertised for public review from October 21, 2022, to November 21, 2022; and

**WHEREAS**, the Project MND and its associated Mitigation Monitoring and Reporting Program (MMRP) have been adopted for the Project and the MMRP is a condition of Project approval; and

**WHEREAS**, the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning classification and regulations; and

**WHEREAS**, the site can be adequately served by all required utilities and public services; and

**WHEREAS**, the proposed Project is located outside of Airport Influence Area 1 of Gillespie Field and does not require review by the San Diego Airport Land Use Commission; and

**WHEREAS**, the Project furthers Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price; and

**WHEREAS**, the subject 27.35-acre site is not on the Housing Element Sites Inventory and the Project proposes a net gain of 14 units that will be added to the City's housing stock, which aids in meeting the State-mandated Regional Housing Needs Allocation for the City of Santee as outlined in the Housing Element of the General Plan; and

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**WHEREAS**, the Planning & Building Department scheduled TM2017-1 and DR2017-1 for public hearing on April 24, 2024; and

**WHEREAS**, on April 24, 2024, the City Council held a duly advertised public hearing on TM2017-1 and DR2017-1; and

**WHEREAS**, the City Council considered the Staff Report, the 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:** CEQA Compliance. On April 24, 2024, the City Council approved and adopted MND AEIS2017-8 (State Clearinghouse Number 2022100498) and its associated MMRP, which fully disclosed, evaluated and mitigated the environmental impacts of the proposed Project, including the Development Review Permit contemplated in this Resolution. No further environmental review is required for the City to adopt this Resolution.

**SECTION 2:** The findings in accordance with Chapter 13.10 “Residential Districts” of the Santee Municipal Code (SMC) for a Development Review Permit (Section 13.08.080) are made as follows:

- A. The proposed development meets the purpose and design criteria prescribed in these procedures and other pertinent sections of the zoning ordinance and municipal code.

The proposed development, as conditioned, meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code because the Project complies with the Low Density Residential (R-1) Zone development standards, including density, lot coverage, landscaping, building setbacks and building height. In addition, the Project design is consistent with the requirements of the Fire Code, and all proposed improvements will meet the public works standards of the City. The Project proposes a density of 1.6 dwelling units per gross acre which is within the allowed density range of one to two dwelling units per acre within the R-1 zone. The proposed development is compatible with residential development in the area including the existing single-family residences to the north, east, and west of the site. The proposed units would not exceed the maximum height allowed in the R-1 zone, which is 35 feet or two stories. The parking requirement would be met with the Project’s provision of two- and three-car garages for each unit.

The proposed development footprint is outside of the Park/Open Space (P/OS) Zone within the Project site, which will be maintained as open space in perpetuity through a conservation easement. The proposed development is consistent with

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the Hillside Overlay District as it would maintain the natural open space character of the site, protect natural land forms, minimize erosion, provide for public safety, and protect water, flora and fauna resources in harmony with the environment. The proposed development preserves the majority of the high-quality coastal sage and chaparral habitat onsite, including habitat occupied by the San Diego cactus wren and Coastal California gnatcatcher. The development footprint is located in a lower lying portion of the site, reducing the need for grading and preserving the surrounding natural hillsides and ridgelines. The development footprint also avoids an ephemeral channel on the site, additionally protecting water and flora and fauna resources on the site. The development also avoids geologically hazardous areas of the site and includes fuel modification zones with fire-resistant landscaping in support of public safety.

- B. The proposed development is compatible with the General Plan.

The proposed development is compatible with the Santee General Plan. The Project provides a low-density residential development which is consistent with the R-1 density in the Land Use Element of the General Plan. The Project is also responsive to the natural terrain that minimizes the site grading. Public services and facilities will be available to serve the development.

The Project is consistent with applicable Land Use Element, Housing Element, Noise Element, and Community Enhancement Element (CEE) objectives. The Project also is consistent with the Noise Element Objectives 1.0 and 2.0. The City's Noise Element in the General Plan identifies noise levels up to 65 Day-Night Average Sound Level decibels as normally acceptable for residential uses. Based upon Noise Element Figure 7-2, "Future Noise Levels", the subject site would not be exposed to noise levels exceeding 65 decibels. The General Plan Community Enhancement Element encourages improving the diversity and quality of housing in the City. The Project would provide varied setbacks, lot orientations, and placement of dwelling units. The Project would also provide 14 single-family residential units proposing traditional architectural design with neutral features such as stucco, stone veneer, board siding, and concrete tile gable roof to compliment the features of nearby neighborhoods.

**SECTION 3:** DR2017-1, consisting of a 17-lot subdivision with 14 residential lots and three lots designated for open space and a public road, is hereby approved subject to the following conditions:

- A. Prior to issuance of any permit, the applicant shall complete the following to the satisfaction of the applicable Department:
1. The applicant shall obtain approval of TM2017-1. (Planning)
  2. The Project shall comply with all of the mitigation measures in the MMRP adopted for the Project. (Planning)

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3. All construction shall be in substantial conformance with the Project plans approved on April 24, 2024 and as amended by this Resolution. (All Departments)
4. 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 implementation of the Project conditions. The meeting shall be scheduled within 30 days of Project approval and prior to any plan submittals. The applicant should include their Project design teams including Project architect, their design engineer and their landscape architect. (Planning)
5. Any revisions to the Development Review Permit, such as changes to the building elevations, site design, or landscape design shall be approved by the Planning & Building Director. (Planning)
6. The applicant shall comply with all applicable requirements of the SMC, Land Development Manual, and Public Works Standards of the City of Santee. (All Departments)
7. The applicant shall obtain building permits, as necessary, for the proposed work in compliance with all applicable SMC sections, Uniform Building Code, California Building Code, Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, Public Works Standards of the City of Santee, and all requirements of the Fire Department. (All Departments)
8. The Project shall be compliance with the adopted California Building Standards Code at the time of building permit application and shall be subject to expirations for plan review per SMC Section 11.04.030 (Building)
9. All building permits shall expire per the California Building Code (CBC) Section 105. (Building)
10. Prior to approval of the grading permit, the applicant shall add a note onto the landscape plans that states "Project-related landscaping shall not include exotic plant species that may be invasive to native habitats. Invasive exotic plant species include those listed on the California Invasive Plant Council's Invasive Plant Inventory".
11. Prior to issuance of grading permits, the Planning & Building Director, or designee, shall verify that all construction plans include notes stipulating the following:
  - a. Operations shall conform to the City's noise ordinance standards through the use of smaller equipment or operation time restrictions.

## RESOLUTION NO.

- b. All equipment shall be equipped with properly maintained mufflers.
  - c. Staging areas should be placed as far as possible from sensitive receptors (ideally, staging areas would be located near the southeast corner of the site).
  - d. Place stationary equipment in locations that will have a lesser noise impact on nearby sensitive receptors.
  - e. Turn off equipment when not in use. Limit the use of enunciators or public address systems, except for emergency notifications
  - f. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured to prevent rattling and banging.
  - g. Schedule work to avoid simultaneous construction activities that both generate high noise levels.
  - h. Minimize the use of backup alarms. (Planning)
- B. Prior to issuance of a Building Permit, the applicant shall complete the following to the satisfaction of the applicable Department:
- 1. All dwellings must be shown to fit within the developable area of each lot and shall not project in a setback area beyond what is allowed in the SMC. (Planning)
  - 2. The garage for each dwelling unit shall have a minimum, unobstructed area of at least 20 feet by 20 feet in accordance with SMC Section 13.24.030(B)(1)(d). (Planning)
  - 3. Each garage shall install a 40-amp electrical service and minimum AC Level 2 electrical vehicle charging station in accordance with SMC Section 13.24.040(E)(1). (Planning)
  - 4. A final landscape plan shall be provided that meets the requirements of the City's Water Efficient Landscape Ordinance (Chapter 13.36 SMC). (Planning)
  - 5. The Project shall exceed current Title 24 of the California Code of Regulations, established by the California Energy Commission, regarding energy conservation and green building standards by 10 percent. The Project applicant shall incorporate the following in the building plans:
    - a. The Project shall include the installation of infrastructure necessary for electric vehicle parking at each residence.
    - b. The Project shall utilize high-efficiency equipment and fixtures consistent with the 2022 Green Building Code and meeting the Title 24 energy conservation standards.

## RESOLUTION NO.

- c. The Project shall comply with the Santee Water Efficient Landscape Ordinance. The ordinance promotes water conservation and efficiency by imposing various requirements related to evapotranspiration rates, irrigation efficiency, and plant factors.
  - d. The Project shall install a rainwater capture device used for outdoor landscaping purposes.
  - e. The Project shall plant trees and plants to help increase the rate of carbon sequestration on-site.
  - f. The Project shall reduce solid waste disposal through recycling, composting and source reduction of solid waste.
  - g. The Project shall use energy-efficient clothes washers, dishwashers, fans, and refrigerators.
  - h. The Project shall install high-efficiency lighting, as well as low-flow faucets, toilets, and showers.
  - i. The Project shall use low volatile organic compound paints (consistent with San Diego Air Pollution Control District Rule 67.0.1).
  - j. The Project shall not include wood burning stoves or fireplaces. (Planning)
6. The following shall be incorporated into the Project construction plan: "Control of Construction Hours. Construction activities occurring as part of the Project shall be subject to the limitations and requirements of Section 5.04.090 of the City Municipal Code which states that construction activities may occur between 7:00 a.m. and 7:00 p.m. Mondays through Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays. No construction activity will be permitted outside of these hours except in emergencies." (Planning)
  7. A photovoltaic solar permit must be submitted and approved showing a system with a generating capacity of at least 1.5 watts of energy per square foot of building area. (Building)
  8. Applicant shall obtain final map approval and record the final map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Engineering Department for the City's permanent record. The prints and mylar shall be in accordance with City standards. (Engineering)
  9. Plot Plans shall be submitted to the Engineering Department and be completed and accepted prior to issuance of any building permits or start of construction of the street improvements. The plans shall be prepared at a scale of 1" = 20'. Plan format and content shall comply with Engineering Department standards. (Engineering)

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- 10. To ensure maintenance of public interest landscape facilities as well as the water quality features associated with the Project's approved Storm Water Quality Management Plan the applicant shall be required to create a Home Owners Association to provide for the maintenance of these areas. (Engineering)
  
- 11. 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 a rough grading report, which shall include a compaction report prepared by the geotechnical engineer, and a certification by the Project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans. (Engineering)
  
- 12. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:
  - a. Drainage . . . . . \$ 61,054.00 or \$ 4,361/unit
  - b. Traffic . . . . . \$ 63,686.00 or \$ 4,549/unit
  - c. Traffic Signal . . . . \$ 6,580.00 or \$ 470/unit
  - d. Park-in-Lieu . . . . . \$ 136,220.00 or \$ 9,730/unit
  - e. Public Facilities. . . . \$ 113,162.00 or \$ 8,083/unit
  - f. RTCIP Fee . . . . . \$ 38,387.58 or \$ 2,741.97/unit

Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. The drainage fee shall be calculated based on the actual impermeable area created by the Project including off-site street improvements or other improvements beyond the Project boundary. The applicant shall provide certification of final site and building areas by their engineer of work to be approved by the Director of Engineering for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in the accordance with the SMC. (Engineering)

- 13. The buildings are required to be constructed with an approved automatic fire sprinkler system installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. If the fire sprinkler system has 20 or more sprinkler heads, the sprinkler system is required to be monitored by an approved central station monitoring company. Contact the Fire Department for specific requirements for the automatic fire sprinkler system. (Fire)

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14. One or more fire hydrants are required for the Project. These 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" and be installed per Padre Dam Water District requirements. Exact location of required hydrants is to be determined by the Fire Marshal prior to installation. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials. (Fire)
15. At the time of mid-construction, or Rough Fire Inspections, a GIS shape file or geo-referenced TIFF file of the site-plan shall be provided electronically or on digital media to the Fire Department for emergency response mapping. If neither of the two are available, a PDF shall be provided. 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. (Fire)
16. Within the limits established by law, construction methods intended to mitigate wildfire exposure shall comply with the wildfire protection building construction requirements contained in the California Building Standards Code including the following:
  - a. California Building Code Chapter 7A,
  - b. California Residential Code Section R327,
  - c. California Reference Standards Code Chapter 12-7A,
  - d. Santee Local Amendments,
  - e. and applicable amendments. (Fire)
17. Prior to combustible materials being brought on site, utilities shall be in place, fire hydrants operational, an approved all-weather roadway must be in place, and the fuel modified defensible space must be established and approved by the Fire Marshal. (Fire)
18. All new developments, subdivisions or tracts that are planned in Fire Hazard Severity Zones and/or Wildland Urban Interface (WUI) Areas shall have a minimum of 100 horizontal feet of "fuel modified" defensible space between structures and wildland areas. Depending on the percentage of slope and other wildland area characteristics, the Fuel Modified Defensible Space may be increased beyond 100 feet. Fuel Modified Defensible Space shall be comprised of two distinct brush management areas referred to as, "Zone One" and "Zone Two". (Fire)
19. Fuel Modified Defensible Space Zone One (Zone One) is the first 50 feet measured from the structure toward the wildland. This area is the least flammable, and shall consist of pavement, walkways, turf and permanently landscaped, irrigated and maintained ornamental planting. This vegetation



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should be kept in a well-irrigated condition and cleared of dead material. This area requires year-round maintenance. Fire resistive trees are allowed if placed or trimmed so that crowns are maintained more than 10 feet from the structure. Highly flammable trees such as, but not limited to conifers, eucalyptus, cypress, junipers and pepper trees are not allowed in WUI areas. This area shall be maintained by the property owner or applicable homeowners association (HOA). (Fire)

20. Zone One shall require minimum 50 feet of irrigated landscape planted with drought-tolerant, fire resistive plants. No undesirable, highly flammable plant species shall be planted. The landscaping will be routinely maintained and will be watered by an automatic irrigation system that will maintain healthy vegetation with high moisture contents that would prevent ignition by embers from a wildfire. (Fire)
21. Fuel Modified Defensible Space, Zone Two is the second 50 feet of the 100 total feet of defensible space and is measured 50 feet from the structure to a total of 100 feet toward the wildland. Zone Two shall consist of low-growing, fire-resistant shrubs and ground covers. Average height of new plants for re-vegetation should be less than 24 inches. In this Zone, no more than 30% of the native, non-irrigated vegetation shall be retained. This area requires inspection and periodic maintenance. This area shall be maintained by the property owner or applicable HOA. (Fire)
22. An area of 30 feet from each side of fire apparatus access roads and driveways shall be improved to Zone One standards and maintained clear of all but fire-resistive vegetation. This area shall be maintained by the property owner or HOA as with other defensible space areas. Defensible space adjacent to roadways may be increased to more than 30 feet on each side of a fire apparatus access road. This distance shall be established pursuant to the approved Fire Protection Plan. (Fire)
23. Fencing within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall consist of noncombustible or approved materials. The closest five (5) feet of fencing to any structure shall be approved noncombustible. (Fire)
24. Outdoor fireplaces, barbecues and grills shall not be built, or installed in Fire Hazard Severity Zones and/or Wildland Urban Interface Areas without plan approval by the Fire Marshal. Portable outdoor fireplaces or other wood burning appliances are strictly prohibited within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas. (Fire)
25. Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel are used, shall be provided with a spark arrester of woven or welded wire screening of 12-gauge standard wire

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having openings not exceeding  $\frac{1}{4}$  inch. (Fire)

26. All construction including patios, patio structures, gazebos or any other structures built within Defensible Space areas, shall be constructed of approved noncombustible materials. All structures built within the Defensible Space areas are to be approved prior to construction. Contact the Fire Department for more information. (Fire)
27. Firewood and combustible materials shall not be stored in unenclosed spaces beneath buildings or structures, or on decks, under eaves, canopies or other Projections or overhangs and shall be stored at least 20 feet from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet. (Fire)
28. All water systems, specifically fire hydrants and storage tanks, must be approved by the Fire Department. Fire hydrants within Fire Hazard Severity Zones or Wildland Urban Interface Areas shall be spaced every 300 feet and shall have a fire flow of 2500 gallons per minute or a fire flow approved by the Fire Chief. Developments that require new or "stand alone" water storage facilities may also be required to provide secondary or back-up systems, such as independently powered pumps that will ensure adequate water supply for firefighting emergencies. (Fire)
29. To adequately deploy resources to protect structures threatened by wildfires, emergency access to wildland areas may be required. Access may include but is not limited to, gated vehicle access points and/or personnel corridors between homes or structures. The need, number, and location of wildland access points will be determined by the Fire Marshal. (Fire)
30. All rooms and enclosed spaces within each of the new single-family residences, including within the garages, shall be provided with an NFPA 13D fire sprinkler system with additional coverage. The NFPA 13D system is required:
  - a. To be designed by a licensed fire protection engineer or Fire Department-approved sprinkler contractor.
  - b. To provide fire inspector's test value five feet above grade. To install a fire sprinkler box in garage with wrench and three heads of each type used in design of fire sprinkler system.
  - c. To provide sufficient water supply as determined by fire sprinkler hydraulic calculations, which may require increased meter and piping size. If fire flow is insufficient for the designed system, alternative options, such as a fire pump designed to boost fire flow, may be considered, to the approval of Fire Department. Alternative options will be submitted to Fire Department for approval before installation.

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- d. Automatic or self-closing doors shall be installed and conform to the exterior door assembly standards addressed in CBC Chapter 7A, Section 704A.3.2.3.
  31. A fire alarm system shall be installed in accordance with NFPA 72, Fire Protection Signaling System and Fire Department requirements, for monitoring the flow switch and inter-connection with the dwellings' smoke detectors. The fire alarm system will be supervised by a third-party alarm company. The system will be tested annually, or as needed, with test results provided to Fire Department. (Fire)
  32. The new residential design shall provide an unimpeded, all-weather pathway (minimum three feet wide) on all sides of the residential structures for firefighter access around the entire perimeter of the structure. (Fire)
- C. Prior to occupancy, the applicant shall complete the following conditions to the satisfaction of the applicable Department:
1. The Project shall comply with SMC Chapters 9.02 and 9.04 that pertain to solid waste management and demolition and construction debris recycling. (Planning)
  2. In conformance with San Diego Air Pollution Control District's (SDAPCD) Rule 67.0.1, Architectural Coatings, the Project shall use low volatile organic compound paints. (Planning)
  3. Any planting stock to be brought onto the Project site for landscaping shall be first inspected to ensure that is free of pest species that could invade natural areas, including but not limited to, Argentine ants (*Linepithema humile*), non-native fire ants (e.g. *Solenopsis invicta*), and other insect pests. (Planning)
  4. A bond, equal to the cost of full landscape installation, shall be required and shall not be released for a minimum of one year until said landscaping is demonstrated to be fully viable. (Planning)
  5. Complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Engineering. (Engineering)
  6. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers. (Engineering)
  7. Address Numbers (Residential): Address numbers shall be placed near the front door of each unit visible from the street or private drive. Numbers shall be block style, a minimum of 4" in height, black in color (or other approved color), in contrast with their background. (Fire)

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**SECTION 4:** 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 5:** The terms and conditions of DR2017-1 shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to DR2017-1 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies, and districts.

**SECTION 6:** DR2017-1 expires on April 24, 2027, at 5:00 p.m. unless prior to that date a Final Map has been recorded pursuant to TM2017-1, or unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Planning & Building Director 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 7:** Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on April 24, 2024.

**SECTION 8:** Pursuant to Fish and Game Code Section 711.4(c), all Project applicants and public agencies subject to the California Environmental Quality Act shall pay a filing fee for each proposed Project, as specified in subdivision 711.4(d) for any adverse effect on wildlife resources or the habitat upon which wildlife depends unless a "no effect" finding is made by the California Department of Fish and Wildlife. This fee is due and payable as a condition precedent to the County Clerk's filing of a Notice of Determination. The City of Santee hereby notifies the Applicant that in order to comply with State Law, the Applicant shall remit to the City of Santee Planning & Building Department, within two (2) working days of the effective date of this approval, a certified check payable to the "County Clerk, County of San Diego" in the amount of \$2,966.75. This fee includes an authorized County administrative fee of \$50. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no Project shall be operative, vested, or final until the required filing fee is paid.

**SECTION 9:** 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.

**RESOLUTION NO.**

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of April 2024, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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

**MEETING DATE**            April 24, 2024

**ITEM TITLE    PROPOSED SUPPORT FOR THE BLUE ENVELOPE PROGRAM OPERATED BY THE SAN DIEGO SHERIFF'S DEPARTMENT**

**DIRECTOR/DEPARTMENT**    Marlene Best, City Manager

**SUMMARY**

The Blue Envelope Program is designed to promote inclusivity and serve as an enhanced communication awareness tool between law enforcement and community members diagnosed with a condition or disability such as autism spectrum disorder, dementia, anxiety or other conditions that might require additional accommodations or awareness during a law enforcement interaction. The program was designed in collaboration with other law enforcement agencies and is widely supported throughout the San Diego region. Program presentations have been made to the City's COMPOC Committee and the Homeless Working Group and have been well received. There has been a request for the City of Santee to be the first city to officially support the program. As such, information would be linked on City media, and materials would be available at event information booths and community counters at City Hall. A presentation about the program will be provided by the Sheriff's Department.

**FINANCIAL STATEMENT**    *EB for HJ*

There is no financial impact for the City to support this program as material would be provided by the San Diego County Sheriff's Department.

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

**RECOMMENDATION**    *MAB*

The City Council should consider the request and provide staff direction.

**ATTACHMENT**

Blue Envelope Program Brochure





## PURPOSE

The purpose of the program is to promote inclusivity and enhanced communication and accommodation between law enforcement, emergency services, and community services personnel and community members with a condition or disability where additional accommodations or awareness could be helpful.



Scan the QR code to learn more and to find participating locations to pick up free Blue Envelope Program material.



## COMMUNITY PARTNERS



Down Syndrome Achievement Centers  
educate. inspire. believe.



## AND MORE



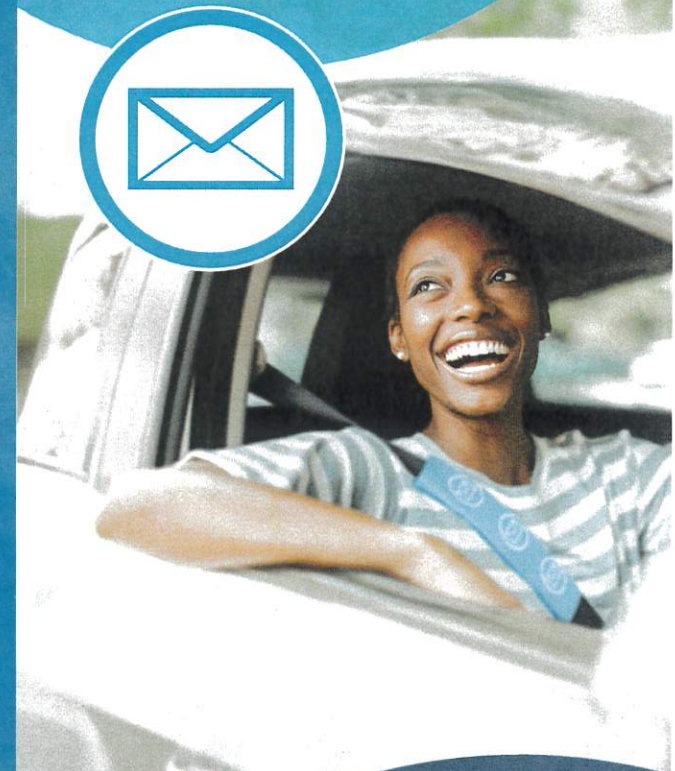
## CONTACT A REPRESENTATIVE

 [BlueEnvelopeProgram@sdsheriff.gov](mailto:BlueEnvelopeProgram@sdsheriff.gov)

 [sdsheriff.gov/blueenvelope](http://sdsheriff.gov/blueenvelope)

SAN DIEGO COUNTY

# BLUE ENVELOPE PROGRAM





## ABOUT THE BLUE ENVELOPE PROGRAM

San Diego County is proud to offer the Blue Envelope Program. The program is designed to promote inclusivity and serve as an enhanced communication awareness tool between law enforcement officers and community members diagnosed with a condition or disability such as Autism Spectrum Disorder, dementia, anxiety, or other conditions that might require additional accommodations or awareness during a law enforcement interaction.

The program was designed in collaboration between the San Diego County Sheriff's Department, the San Diego County Board of Supervisors, community partner organizations, and the San Diego County Police Chiefs' and Sheriff's Association.

## BLUE ENVELOPE OUTREACH MATERIAL

The following items are available for free at participating locations:

- Blue Envelope
- Wallet Information Card
- Lanyards
- Seat Belt Covers
- Button Pin
- Ribbons
- Key Chains
- Bracelets
- Stickers



## HOW IT WORKS

The Blue Envelope Program works by allowing an individual to readily display the Blue Envelope logo or present a Blue Envelope upon contact with law enforcement or other community service personnel.

The Blue Envelope branded products can contain the individual's identification, contact information or pertinent vehicle operating documents such as the vehicle registration and proof of insurance.



The Blue Envelope Program does not have a registry component, therefore, all components of the program are voluntary and self-implemented.

To pick-up your free Blue Envelope Program material, visit a participating law enforcement agency, community partner organization, or County of San Diego facility.

To learn more watch the Blue Envelope Program video:

