



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

CITY OF SANTEE
 REGULAR MEETING AGENDA
 Santee City Council

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

MEETING INFORMATION

Wednesday, August 11, 2021
6:30 p.m.
Council Chambers | Building 2
10601 Magnolia Ave • Santee, CA 92071

Staff
 Assistant to the City Manager | Kathy Valverde
 Community Services Director | Bill Maertz
 Development Services Director | Melanie Kush
 Finance Director/Treasurer | Tim McDermott
 Fire & Life Safety Director/Fire Chief | John Garlow
 Human Resources Director | Erica Hardy
 Law Enforcement | Captain Christina Bavencoff

TO WATCH LIVE:

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

IN-PERSON ATTENDANCE

Please be advised that current public health orders require unvaccinated attendees to wear a face covering while inside the Council Chambers. If you enter the Council Chambers without a face covering, you are self-certifying that you have been vaccinated.

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. Speakers must adhere to the public health order requirement to wear a face covering if unvaccinated. 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 Rob McNelis
Council Members Ronn Hall, Laura Koval, and Dustin Trotter

LEGISLATIVE INVOCATION: Bishop Stephen Brunson – City of Praise Church

PLEDGE OF ALLEGIANCE

PRESENTATION: Assemblymember Randy Voepel and Senator Brian Jones

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 – McDermott)**
- (3) **Adoption of a Resolution Acknowledging Receipt of a Report Made by the Fire Chief in Accordance with Section 13146.4 of the California Health and Safety Code (Annual Fire Inspection Compliance Report). (Fire – Garlow)**
- (4) **Adoption of a Resolution Authorizing the Purchase of New Battery-Powered Holmatro Extrication Tools from Western Extrication Specialists, Inc., Per National Purchasing Partners (dba NPPGov) Contract #PS20035. (Fire – Garlow)**
- (5) **Adoption of a Resolution Authorizing the City Manager to Execute an Amendment to the Agreement with A.M. Ortega, Inc., for the Installation of an Electric Vehicle Charging Station at Santee City Hall (CIP 2022-32), and Determining a Categorical Exemption Pursuant to Section 15301(a) of the California Environmental Quality Act. (Development Services – Kush)**
- (6) **Adoption of a Resolution Accepting the School Area (Santana High School) Streetlight Project CIP 2017-03, HSIPL 5429 (031) as Complete. (Development Services – Kush)**
- (7) **Authorization of the Third Amendment to the Agreement with Countywide Mechanical Systems Inc., for HVAC Maintenance and Repairs Services. (Community Services – Maertz)**



- (8) **Adoption of a Resolution Authorizing the Fourth Amendment to the Agreement with Steven Smith Landscape, Inc., for Landscape and Horticultural Management Services (Area 1). (Community Services – Maertz)**
- (9) **Adoption of a Resolution Approving of the Tenth Amendment to the Agreement with West Coast Arborists Inc., for Urban Forestry Services, in the Amount of \$15,948.80. (Community Services – Maertz)**

NON-AGENDA PUBLIC COMMENT (15 minutes):

Persons wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda. This first Non-Agenda Public Comment period is limited to a total of 15 minutes. Additional Non-Agenda Public Comment is received prior to Council Reports.

PUBLIC HEARING:

- (10) **Public Hearing and Resolution for the Vacation of a Storm Drain Easement (VAC 2021-01) and Approval of a Storm Drainage Easement at the Santee Lakes Recreation Preserve and Determining a Categorical Exemption Pursuant to Section 15301(a) of the California Environmental Quality Act. Location: 9310 Fanita Parkway. (Development Services – Kush)**

Recommendation:

Conduct and close the Public Hearing; and adopt the Resolution vacating the storm drain easement, determining a categorical exemption; and authorizing the City Manager to execute the Quitclaim Deed in favor of Padre Dam Municipal Water District.

- (11) **Public Hearing for a Tentative Map (TM2020-2), Development Review Permit (DR2020-4) and a Mitigated Negative Declaration (AEIS2020-4) Prepared Pursuant to the California Environmental Quality Act for an 80-Unit Residential Condominium Subdivision at 7739 Mission Gorge Road in the R-7 (Medium Density Residential) Zone (Applicant: Cornerstone Communities). (Development Services – Kush)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Find that Tentative Map TM2020-2 and Development Review Permit DR2020-4 will not have a significant effect on the environment with mitigation; approve the Mitigated Negative Declaration AEIS2020-4 and the Mitigation Monitoring Reporting Program prepared in accordance with CEQA; authorize a filing of a Notice of Determination; and
3. Adopt the Resolution approving Tentative Map TM2020-2; and
4. Adopt the Resolution approving Development Review Permit DR2020-4.



CONTINUED BUSINESS:**(12) Cannabis Workshop #2 (City Manager – Best)**Recommendation:

Consider the information presented and provide direction to staff on specific types of cannabis businesses to be considered, if any, and other related matters.

(13) Use of American Rescue Plan Act Funding. (City Manager/Finance – Best/McDermott)Recommendation:

Receive report and provide additional direction to staff regarding the use of federal American Rescue Plan Act funds, and authorize the City Manager to adjust funding allocations based on necessity consistent with the City Council's stated priorities.

NEW BUSINESS:**(14) Resolution Awarding the Construction Contract for the Sandstone Drive and Woodpecker Way CMP Replacement Project (CIP 2021-21) to Bert W. Salas, Inc., and Determining a Categorical Exemption Pursuant to Section 15301(b) of the California Environmental Quality Act. (Development Services – Kush)**Recommendation:

Adopt the Resolution:

1. Awarding the construction contract for the Sandstone Drive and Woodpecker Way CMP Replacement project (CIP 2021-21) to Bert W. Salas, Inc. for a total amount of \$284,790.00; and
2. Authorizing the Director of Development Services to approve change orders in a total amount not to exceed \$28,479.00; and
3. Approving a Categorical Exemption pursuant to Section 15301(b) of the California Environmental Quality Act.

(15) Report on Status of Urban Forestry Management Plan. (Community Services – Maertz)Recommendation:

Note and file.



(16) Resolution Authorizing an Increase in Change Order Authorization for the Design-Build Construction Contract with Western Audio Visual to Implement the Council Chamber A/V Upgrades (CIP 2016-51) Project and Amending the Project Budget. (City Clerk – Ortiz)

Recommendation:

Adopt the Resolution increasing the City Manager’s change order authorization by \$172,894.13 to a total of \$244,165.13, bringing the revised contract amount to \$585,396.06, and amending the total project budget to \$630,400.00.

(17) Resolution Proclaiming an Emergency, Authorizing the Construction of Firebreaks and Fuel Reduction Throughout the San Diego River Corridor, Waiving the Requirement for Competitive Bidding, Accepting San Diego River Conservancy Grant Funds, and Authorizing the City Manager to Enter in to Contracts to Establish the Necessary Firebreaks to Safeguard Life, Health and Property. (Fire – Garlow)

Recommendation:

Adopt the Resolution:

1. Proclaiming the immediate fire risk emergency; and
2. Approving the construction of firebreaks and fuel reduction to safeguard life, health, or property and waiving the requirement for competitive bidding; and
3. Authorizing the City Manager to execute grant documents, to enter into contracts for the emergency work, and to take other actions as necessary for a total cost not to exceed \$825,000.00.

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
AUGUST & SEPTEMBER MEETINGS**

Aug 05	SPARC	Council Chamber
Aug 09	Community Oriented Policing Committee	Council Chamber
Aug 11	Council Meeting	Council Chamber
Aug 25	Council Meeting	Council Chamber
Sept 02	SPARC	Council Chamber
Sept 08	Council Meeting	Council Chamber
Sept 13	Community Oriented Policing Committee	Council Chamber
Sept 16	SMHFP	Council Chamber
Sept 22	Council Meeting	Council Chamber

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

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

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



MEETING DATE August 11, 2021

ITEM TITLE PRESENTATION: ASSEMBLYMEMBER RANDY VOEPEL AND SENATOR BRIAN JONES

DIRECTOR/DEPARTMENT Mayor John W. Minto

SUMMARY

The City of Santee is proud to have not just one, but two, of its local citizens working in Sacramento, representing our residents and protecting local interests. The City would like to recognize former Santee Mayor Randy Voepel and former City Council Member Brian Jones for all their outstanding efforts in support of the people of Santee and the greater east county community.

ENVIRONMENTAL REVIEW

N/A

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION ✓

Present Santee City Seal to Assemblyman Randy Voepel and Senator Brian Jones.

ATTACHMENT

None.



MEETING DATE August 11, 2021

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

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 August 11, 2021

ITEM TITLE PAYMENT OF DEMANDS

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

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 *TKM*

Adequate budgeted funds are available for the payment of demands per the attached listing.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *KV for MUB*

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>
07/02/2021	Accounts Payable	\$ 106,820.79
07/06/2021	Accounts Payable	36,744.15
07/07/2021	Accounts Payable	120,199.69
07/08/2021	Accounts Payable	243,130.00
07/08/2021	Accounts Payable	21,834.89
07/13/2021	Accounts Payable	38,487.35
07/14/2021	Payroll	426,204.21
07/14/2021	Accounts Payable	21,463.69
07/14/2021	Accounts Payable	359,400.23
07/15/2021	Accounts Payable	11,169.77
07/19/2021	Accounts Payable	177,452.39
07/20/2021	Accounts Payable	575.00
07/20/2021	Accounts Payable	121,641.88
07/20/2021	Accounts Payable	25,614.72
07/21/2021	Accounts Payable	143,231.72
07/21/2021	Accounts Payable	89,626.23
07/22/2021	Accounts Payable	141,792.00
07/23/2021	Accounts Payable	12,251.20
07/27/2021	Accounts Payable	1,657,072.58
07/27/2021	Accounts Payable	3,459,104.00
07/28/2021	Payroll	410,368.22
07/28/2021	Accounts Payable	472,154.71

07/28/2021	Accounts Payable	1,412,178.19
07/29/2021	Accounts Payable	12,977.03
08/02/2021	Retiree Health	5,385.00
08/02/2021	Accounts Payable	162,959.60
08/03/2021	Accounts Payable	<u>121,892.58</u>
	TOTAL	<u>\$9,811,731.82</u>

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




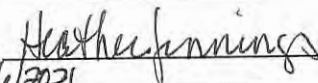
Tim K. McDermott, Director of Finance

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12768	7/2/2021	10955 DEPARTMENT OF THE TREASURY	July 21 Retirees PPE 06/23/21		FEDERAL WITHHOLDING TAX FED WITHHOLD & MEDICARE	211.00 79,685.24
					Total :	79,896.24
12795	7/2/2021	10956 FRANCHISE TAX BOARD	July 21 Retirees PPE 06/23/21		CA STATE TAX WITHHELD CA STATE TAX WITHHELD	46.00 26,878.55
					Total :	26,924.55
2 Vouchers for bank code : ubgen						Bank total : 106,820.79
2 Vouchers in this report						Total vouchers : 106,820.79


Prepared by: 
Date: 7/6/2021

Approved by: 
Date: 7/6/2021

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
562425	7/6/2021	10959 VANTAGE TRANSFER AGENT/457	PPE 06/23/21		ICMA - 457	32,615.55
					Total :	32,615.55
564526	7/6/2021	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 06/23/21		RETIREE HSA	4,128.60
					Total :	4,128.60
2 Vouchers for bank code : ubgen						Bank total : 36,744.15
2 Vouchers in this report						Total vouchers : 36,744.15

Prepared by: 
Date: 7/6/2021

Approved by: 
Date: 7/6/2021

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6214	7/7/2021	10353 PERS	06 21 4		RETIREMENT PAYMENT	120,199.69

Total : 120,199.69


1 Vouchers for bank code : ubgen

Bank total : 120,199.69

1 Vouchers in this report

Total vouchers : 120,199.69

Prepared by: 
Date: 7/6/2021

Approved by: 
Date: 7/6/2021

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127913	7/8/2021	10010 ALLIANT INSURANCE SERVICES INC	06/30/2021		SPECIAL EVENT INSURANCE	85.00
					Total :	85.00
127914	7/8/2021	11275 AMERICAN SAFETY EMT	14224		STAFF CPR/FIRST AID TRAINING	180.50
					Total :	180.50
127915	7/8/2021	13492 ANTHOLOGY LIVE	2105	53362	SANTEE SUMMER CONCERTS	2,000.00
					Total :	2,000.00
127916	7/8/2021	10021 BOUND TREE MEDICAL LLC	84082575 84094749	53230 53230	EMS SUPPLIES EMS SUPPLIES	48.25 173.19
					Total :	221.44
127917	7/8/2021	10429 CALPERS	100000016470067 100000016470140 100000016471087		INDEXED 1959 SB ALLOCATION INDEXED 1959 SB ALLOCATION INDEXED 1959 SB ALLOCATION	86.40 614.40 859.20
					Total :	1,560.00
127918	7/8/2021	10032 CINTAS CORPORATION #694	4087269715	53084	UNIFORM/PARTS CLEANER RNTL	62.48
					Total :	62.48
127919	7/8/2021	12860 COLANTUONO, HIGHSMITH &	48051		SDCOE CONSORTIUM	42.78
					Total :	42.78
127920	7/8/2021	10142 CSA SAN DIEGO COUNTY	715	53215	CDBG SUBRECIPIENT	940.06
					Total :	940.06
127921	7/8/2021	10046 D MAX ENGINEERING INC	6691	53295	STORM WATER INSPECTIONS	2,840.78
					Total :	2,840.78
127922	7/8/2021	12483 DISCOUNT SIGNS AND BANNERS	5498	53000	IDENTIFICATION DECALS	91.08
					Total :	91.08
127923	7/8/2021	11295 DOKKEN ENGINEERING	38947	52440	MGR STREETLIGHTS	9,714.25
					Total :	9,714.25
127924	7/8/2021	13442 EBBIN MOSER + SKAGGS LLP	4900	52777	MSCP SUBAREA PLAN	2,942.50

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127924	7/8/2021	13442 EBBIN MOSER + SKAGGS LLP	(Continued) 4902	52777	MSCP SUBAREA PLAN	8,516.25
					Total :	11,458.75
127925	7/8/2021	12638 GEORGE HILLS COMPANY, INC.	INV1019965	53118	LIABILITY CLAIMS ADMINISTRATION	1,514.96
					Total :	1,514.96
127926	7/8/2021	10066 GLOBALSTAR USA LLC	000000016802469		SATELLITE PHONE SERVICE	95.31
					Total :	95.31
127927	7/8/2021	10490 HARRIS & ASSOCIATES INC	48797	53305	SAFETY & ENV JUSTICE ELEMENT	1,392.50
					Total :	1,392.50
127928	7/8/2021	14167 HOME START, INC.	5710-05312021	53306	CDBG-CV RENTAL ASSISTANCE	42,899.97
					Total :	42,899.97
127929	7/8/2021	11807 IMPERIAL SPRINKLER SUPPLY	4684035 4698893 4701122 4709454	53185 53185 53185 53185	IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES	88.75 114.52 87.27 12.41
					Total :	302.95
127930	7/8/2021	13231 JENNINGS, HEATHER	063132		CPA LICENSE RENEWAL	250.00
					Total :	250.00
127931	7/8/2021	10567 LLOYD'S COLLISION CENTER	13879		VEHICLE REPAIR	786.07
					Total :	786.07
127932	7/8/2021	10174 LN CURTIS AND SONS	INV498692	53392	SAFETY APPAREL	28,240.20
					Total :	28,240.20
127933	7/8/2021	10079 MEDICO HEALTHCARE LINEN	20421488 20421490	53090 53090	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	20.62 13.01
					Total :	33.63
127934	7/8/2021	12695 NAKOA PERFORMANCE	40121.PT2	53308	FD WELLNESS PROGRAM	13,800.00
					Total :	13,800.00

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127935	7/8/2021	10344 PADRE DAM MUNICIPAL WATER DIST	90000367		GROUP BILL	40,372.06
Total :						40,372.06
127936	7/8/2021	11888 PENSKE FORD	10353385	53092	VEHICLE REPAIR PARTS	61.96
			164917	53092	VEHICLE REPAIR	446.69
			CM10339466	53092	VEHICLE SUPPLIES - RETURN	-4.49
Total :						504.16
127937	7/8/2021	10092 PHOENIX GROUP INFO SYSTEMS	052021031	53158	PARKING CITE PROCESS SVCS	402.92
Total :						402.92
127938	7/8/2021	12062 PURETEC INDUSTRIAL WATER	1893921	53061	DEIONIZED WATER SERVICE	104.18
			1894043	53061	DEIONIZED WATER SERVICE	104.18
			1894186	53060	DEIONIZED WATER SERVICE	104.18
Total :						312.54
127939	7/8/2021	13455 ROTO-ROOTER	12787	53043	PLUMBING REPAIRS	536.10
			12797	53043	PLUMBING REPAIRS	155.00
Total :						691.10
127940	7/8/2021	10407 SAN DIEGO GAS & ELECTRIC	0422 970 321 8		STREET LIGHTS	35,614.75
			2237 358 004 2		TRAFFIC SIGNALS	5,131.60
			4394 020 550 9		LMD	5,730.88
			8509 742 169 4		CITY HALL GROUP BILL	8,911.93
Total :						55,389.16
127941	7/8/2021	13171 SC COMMERCIAL, LLC	1890906-IN	53077	DELIVERED FUEL	927.60
			1893162-IN	53077	DELIVERED FUEL	910.67
Total :						1,838.27
127942	7/8/2021	13554 SC FUELS	0401098	53078	FLEET CARD FUELING	1,718.59
Total :						1,718.59
127943	7/8/2021	13162 SOCAL PPE	3103	53037	TURNOUT REPAIR	2,943.50
			3104	53037	TURNOUT REPAIR	2,374.50
			3147	53037	TURNOUT REPAIR	736.50
			3148	53037	TURNOUT REPAIR	2,346.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127943	7/8/2021	13162	13162 SOCAL PPE		(Continued)	Total : 8,400.50
127944	7/8/2021	11056	STANDARD ELECTRONICS	S45489	53147 SECURITY SYSTEM MAINTENANCE	190.00
						Total : 190.00
127945	7/8/2021	10217	STAPLES ADVANTAGE	3479265209	53097 OFFICE SUPPLIES	270.96
				3479265211	53097 OFFICE SUPPLIES	58.58
				3479329519	53097 OFFICE SUPPLIES	96.93
						Total : 426.47
127946	7/8/2021	10534	STATE CONTROLLER'S OFFICE	FAUD-00002767	53038 FY 19/20 ANNUAL STREET REPORT	2,958.54
						Total : 2,958.54
127947	7/8/2021	10119	STEVEN SMITH LANDSCAPE INC	47183	53068 A3 LANDSCAPE SERVICES	135.00
				47184	53044 A2 LANDSCAPE SERVICES	1,080.00
				47185	53069 A1 LANDSCAPE SERVICES	1,800.00
				47186	53069 A1 LANDSCAPE SERVICES	1,750.00
						Total : 4,765.00
127948	7/8/2021	10250	THE EAST COUNTY	00107031	NOTICE OF PUBLIC HEARING	171.50
				00107032	NOTICE OF PUBLIC HEARING	185.50
						Total : 357.00
127949	7/8/2021	12480	UNITED SITE SERVICES	114-12081760	53173 VAULT TOILET SERVICE	250.00
				114-12081777	53173 PORTABLE TOILETS	155.12
						Total : 405.12
127950	7/8/2021	11194	USAFACT INC	1061949	BACKGROUND CHECK	18.52
						Total : 18.52
127951	7/8/2021	10475	VERIZON WIRELESS	9881662869	WIFI SERVICE	1,144.30
						Total : 1,144.30
127952	7/8/2021	10136	WEST COAST ARBORISTS INC	173152	53070 URBAN FORESTRY MGMT PLAN	1,120.00
						Total : 1,120.00
127953	7/8/2021	13996	WESTERN AUDIO VISUAL	5	53179 CITY COUNCIL CHAMBER A/V	3,792.67
				5R	RETENTION	-189.63

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127953	7/8/2021	13996	13996 WESTERN AUDIO VISUAL		(Continued)	Total : 3,603.04
41 Vouchers for bank code : ubgen						Bank total : 243,130.00
41 Vouchers in this report						Total vouchers : 243,130.00

Prepared by:  _____

Date: 7/8/2021 _____

Approved by:  _____

Date: 7/8/21 _____

Voucher List
CITY OF SANTEE

Bank code : ubgen


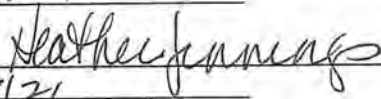
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127954	7/8/2021	10412 AT&T	301053963		MAST PARK	90.95
Total :						90.95
127955	7/8/2021	10262 AUSTIN, ROY	07012021		RETIREE HEALTH INSURANCE	1,412.10
Total :						1,412.10
127956	7/8/2021	10333 COX COMMUNICATIONS	052335901-JULY 2021 064114701 066401501 112256001		8950 COTTONWOOD AVE 8115 ARLETTE ST 10601 N MAGNOLIA AVE 9130 CARLTON OAKS DR	187.39 194.76 8.55 93.77
Total :						484.47
127957	7/8/2021	10368 FIREWORKS & STAGE FX AMERICA	20071	53402	BALANCE FOR 2021 FIREWORKS	15,000.00
Total :						15,000.00
127958	7/8/2021	10272 JENKINS, CARROLL	07012021		RETIREE HEALTH INSURANCE	3,101.22
Total :						3,101.22
127959	7/8/2021	13247 JOHNSON, DOUGLAS	07012021		RETIREE HEALTH INSURANCE	891.00
Total :						891.00
127960	7/8/2021	10507 MITEL LEASING	903226570 903226617 903226630		MONTHLY RENTAL 124690 MONTHLY RENTAL 130737 MONTHLY RENTAL 131413	312.66 276.33 266.16
Total :						855.15

Bank total : 21,834.89

7 Vouchers for bank code : ubgen

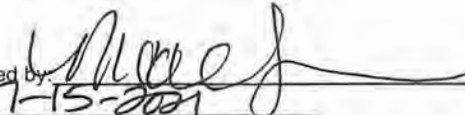
7 Vouchers in this report

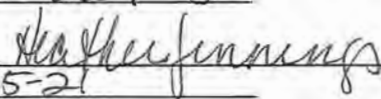
Total vouchers : 21,834.89

Prepared by: 
 Date: 7/8/2021
 Approved by: 
 Date: 7/8/21

Bank code : ubgen


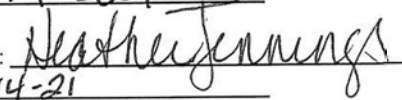
Voucher	Date	Vendor	Invoice	PO #	Description/ Account	Amount
969	7/13/2021	10482 TRISTAR RISK MANAGEMENT	113154		WORKERS' COMPENSATION	28,512.35
					Total :	28,512.35
971	7/13/2021	12774 LIABILITY CLAIMS ACCOUNT	06302021		LIABILITY CLAIMS	9,975.00
					Total :	9,975.00
2 Vouchers for bank code : ubgen						Bank total : 38,487.35
2 Vouchers in this report						Total vouchers : 38,487.35

Prepared by: 
Date: 7-15-2021

Approved by: 
Date: 7-15-21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127961	7/14/2021	10958 CATERPILLAR FINANCIAL SERVICES	31127271		LEASE PYMNT #16-VACTOR 2110	16,305.91
					Total :	16,305.91
127962	7/14/2021	10486 COUNTY OF SAN DIEGO	06282021		HOUSING ELEMENT UPDATE - NOI	50.00
					Total :	50.00
127963	7/14/2021	10333 COX COMMUNICATIONS	038997401		10601 N MAGNOLIA AVE #8	107.78
					Total :	107.78
127964	7/14/2021	10058 ETS PRODUCTIONS INC	21018	53494	SANTEE SALUTES	5,000.00
					Total :	5,000.00
4 Vouchers for bank code : ubgen						Bank total : 21,463.69
4 Vouchers in this report						Total vouchers : 21,463.69

Prepared by: 
Date: 7-14-2021
Approved by: 
Date: 7-14-21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127965	7/14/2021	10003 A & B SAW & LAWNMOWER SHOP	31889	53046	SMALL TOOLS	487.03
Total :						487.03
127966	7/14/2021	13456 AGRICULTURAL PEST CONTROL	591428	53045	PEST CONTROL SERVICES	595.00
			593169	53045	PEST CONTROL SERVICES	125.00
Total :						720.00
127967	7/14/2021	10010 ALLIANT INSURANCE SERVICES INC	1671674		SANTEE SUMMER CONCERTS	1,356.00
Total :						1,356.00
127968	7/14/2021	12464 AON RISK INSURANCE SERVICES WE	8200000302514	53241	ACTUARIAL SERVICE FEE	5,400.00
Total :						5,400.00
127969	7/14/2021	10412 AT&T	000016646473		CALNET	818.70
Total :						818.70
127970	7/14/2021	13292 BORDER TIRE	8022944	53081	TIRE REPAIR	72.00
Total :						72.00
127971	7/14/2021	10021 BOUND TREE MEDICAL LLC	84074186	53230	EMS SUPPLIES	3,955.77
			84106481	53230	EMS SUPPLIES	1,507.27
			84106482	53230	EMS SUPPLIES	2,714.07
			84107993	53230	EMS SUPPLIES	373.74
			84107994	53230	EMS SUPPLIES	747.48
			84107995	53230	EMS SUPPLIES	337.27
			84107996	53230	EMS SUPPLIES	1,446.22
			84109431	53230	EMS SUPPLIES	786.56
Total :						11,868.38
127972	7/14/2021	11144 CARBY, JOSH	063021		EMPLOYEE REIMBURSEMENT	130.83
Total :						130.83
127973	7/14/2021	10032 CINTAS CORPORATION #694	4087932450	53084	UNIFORM/PARTS CLEANER RNTL	62.48
			4088578111	53084	UNIFORM/PARTS CLEANER RNTL	62.48
Total :						124.96
127974	7/14/2021	12328 CINTAS CORP. #2	5066032688	53301	FIRST- AID KIT SERVICE	276.26

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127974	7/14/2021	12328 CINTAS CORP. #2	(Continued) 5067448406	53301	FIRST- AID KIT SERVICE	1,423.99
					Total :	1,700.25
127975	7/14/2021	10050 CITY OF EL CAJON	0000015500		4TH QTR HCFA ACCESSMENT	55,449.45
					Total :	55,449.45
127976	7/14/2021	10358 COUNTY OF SAN DIEGO	21CTOFSAN12	53156	SHERIFF RADIOS	3,705.00
					Total :	3,705.00
127977	7/14/2021	10839 COUNTY OF SAN DIEGO	DEH2002-HUPFP-105554 DEH2004-HUPFP-203484		FY21/22 HAZMAT PERMIT FY21/22 HAZMAT PERMIT	1,294.00 889.00
					Total :	2,183.00
127978	7/14/2021	13129 DAVID TURCH AND ASSOCIATES	06242021 712021	53130 53130	HIGHWAY 52 COALITION SUPPORT HIGHWAY 52 COALITION SUPPORT	5,000.00 5,000.00
					Total :	10,000.00
127979	7/14/2021	12970 DUDEK	202104259	52074	WALKER PRESERVE RESTORATIO	2,537.29
					Total :	2,537.29
127980	7/14/2021	10057 ESGIL CORPORATION	06/2021		SHARE OF FEES	87,392.36
					Total :	87,392.36
127981	7/14/2021	11119 FERGUSON ENTERPRISES INC	0247644	53002	PLUMBING SUPPLIES	1,515.76
					Total :	1,515.76
127982	7/14/2021	13044 FIELDTURF USA, INC	676080	53304	SYNTHETIC TURF MAINTENANCE	5,742.76
					Total :	5,742.76
127983	7/14/2021	10246 HUDSON SAFETY T LITE RENTALS	00093632	53007	TRAFFIC SIGNS, MATS & SUPS	811.88
					Total :	811.88
127984	7/14/2021	11724 ICF JONES & STOKES INC	0156049 0156055	50991 50991	SANTEE EIR/EA MSCP SUBAREA PLAN	1,417.50 4,455.00
					Total :	5,872.50
127985	7/14/2021	12955 IRON MOUNTAIN OUTFITTERS	103279	53217	UNIFORM APPAREL - PSD	321.92

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127985	7/14/2021	12955	12955 IRON MOUNTAIN OUTFITTERS	(Continued)		Total : 321.92
127986	7/14/2021	13155	LIFETIME DOG TRAINING, LLC	1006	INSTRUCTOR PAYMENT	2,079.00
						Total : 2,079.00
127987	7/14/2021	10397	MAD SCIENCE OF SAN DIEGO	1448689	INSTRUCTOR PAYMENT	2,030.00
						Total : 2,030.00
127988	7/14/2021	10538	MEALS ON WHEELS	4-20-21	53199 CDBG SUBRECIPIENT	1,125.00
						Total : 1,125.00
127989	7/14/2021	10079	MEDICO HEALTHCARE LINEN	20425255	53090 MEDICAL LINEN SERVICE	20.62
				20425257	53090 MEDICAL LINEN SERVICE	13.01
				20429032	53090 MEDICAL LINEN SERVICE	20.62
				20429034	53090 MEDICAL LINEN SERVICE	13.01
						Total : 67.26
127990	7/14/2021	12451	MOBILE GRAPHICS & DESIGN	21061	53135 GENERAL SPECIAL EVENTS	450.00
						Total : 450.00
127991	7/14/2021	10218	OFFICE DEPOT	178590312001	53386 OFFICE CHAIRS	1,051.12
						Total : 1,051.12
127992	7/14/2021	10308	O'REILLY AUTO PARTS	2968-418486	53013 VEHICLE SUPPLIES	128.23
				2968-418536	53013 VEHICLE REPAIR PARTS	369.72
				2968-419594	53013 VEHICLE REPAIR PART	157.43
				2968-419885	53013 VEHICLE REPAIR PART	7.32
				2968-419965	53013 VEHICLE REPAIR PART - CREDIT	-128.23
						Total : 534.47
127993	7/14/2021	13056	PACIFIC SWEEPING	153721PS	53073 STREET SWEEPING SVCS	15,839.98
						Total : 15,839.98
127994	7/14/2021	10090	PARKHOUSE TIRE INC	3010343427	53059 TIRES	181.92
						Total : 181.92
127995	7/14/2021	10093	PLAYPOWER LT FARMINGTON INC	2142992285	53220 PLAYGROUND PARTS & EQUIPMEN	4,999.31

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
127995	7/14/2021	10093	10093 PLAYPOWER LT FARMINGTON INC (Continued)			Total : 4,999.31
127996	7/14/2021	12846	PLUMBERS DEPOT INC	PD-48631 PD-48632	53381 53382	VACTOR TRUCK FRONT HOSE REE VACTOR TRUCK REAR REPLACEM Total : 12,253.92
127997	7/14/2021	10150	PROBUILD	04-0297381 04-0297841	53093 53093	BUILDING MATERIALS & SUPPLIES BUILDING MATERIALS & SUPPLIES Total : 1,721.24
127998	7/14/2021	10311	ROADONE	801717	53018	VEHICLE TOWING Total : 73.60
127999	7/14/2021	10096	ROGER DANIEL'S ALIGN & BRAKE	56354	53019	VEHICLE SERVICE Total : 60.00
128000	7/14/2021	13455	ROTO-ROOTER	12838 12893 13028 13052 13053	53043 53043 53043 53043 53043	PLUMBING REPAIRS PLUMBING REPAIRS PLUMBING REPAIRS PLUMBING REPAIRS & RELATED M PLUMBING REPAIRS Total : 3,980.12
128001	7/14/2021	13171	SC COMMERCIAL, LLC	1849594-IN 1895906-IN 1897912-IN 1900878-IN 1902789-IN	53077 53077 53077 53077 53077	DELIVERED FUEL DELIVERED FUEL DELIVERED FUEL DELIVERED FUEL DELIVERED FUEL Total : 2,531.52
128002	7/14/2021	13554	SC FUELS	0406310 0407231 0411477	53078 53078 53078	FLEET CARD FUELING FLEET CARD FUELING FLEET CARD FUELING Total : 5,498.77
128003	7/14/2021	10314	SOUTH COAST EMERGENCY VEHICLE	504236	53096	VEHICLE REPAIR Total : 566.83

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128004	7/14/2021	14240 SPICER CONSULTING GROUP	0838	53327	ASSESSMENT ENG & CFD ADMIN S	2,229.17
					Total :	2,229.17
128005	7/14/2021	10217 STAPLES ADVANTAGE	3479732026	53098	OFFICE SUPPLIES	100.25
					Total :	100.25
128006	7/14/2021	10119 STEVEN SMITH LANDSCAPE INC	47224	53044	A2 LANDSCAPE SERVICES	2,520.00
			47370	53069	A1 LANDSCAPE SERVICES	49,544.00
			47371	53044	A2 LANDSCAPE SERVICES	18,341.00
			47376	53068	A3 LANDSCAPE SERVICES	11,538.76
					Total :	81,943.76
128007	7/14/2021	10572 SUNBELT RENTALS INC	114747906-0002	53148	EQUIPMENT RENTAL	327.40
					Total :	327.40
128008	7/14/2021	10250 THE EAST COUNTY	00107034	53127	INVITATION TO BID - SANDSTONE [882.00
			00107271		NOTICE OF INTENT - LAUREL HEIG	290.50
			1075: 58 59 60		LEGAL POSTING - PUBLIC HEARIN	1,414.00
					Total :	2,586.50
128009	7/14/2021	10550 UNIFORMS PLUS INC	54104	53102	CLASS B UNIFORMS	911.26
			54127	53102	CLASS B UNIFORMS	467.48
					Total :	1,378.74
128010	7/14/2021	12480 UNITED SITE SERVICES	114-12163775	53173	PORTABLE TOILETS	115.86
					Total :	115.86
128011	7/14/2021	11194 USAFACT INC	1062641		BACKGROUND CHECK	18.52
					Total :	18.52
128012	7/14/2021	13036 WEBB MUNICIPAL FINANCE, LLC	20210190	52973	ASSMNT ENGR SVCS	3,930.00
					Total :	3,930.00
128013	7/14/2021	10136 WEST COAST ARBORISTS INC	172368	53070	URBAN FORESTRY	1,120.00
			174138	53070	URBAN FORESTRY	1,260.00
			174142	53070	URBAN FORESTRY	7,420.00
			174333	53070	URBAN FORESTRY	3,397.80


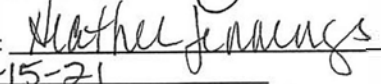
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128013	7/14/2021	10136	10136 WEST COAST ARBORISTS INC	(Continued)		Total : 13,197.80
128014	7/14/2021	10232	XEROX CORPORATION	013770289	53161 COPIER LEASE & CHARGES	318.10
						Total : 318.10
50 Vouchers for bank code : ubgen						Bank total : 359,400.23
50 Vouchers in this report						Total vouchers : 359,400.23

Prepared by: *[Signature]*
Date: 7-14-2021
Approved by: *[Signature]*
Date: 7-14-21


Bank code : ubgen

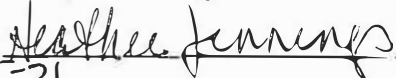
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128015	7/15/2021	12903 AMERICAN FIDELITY ASSURANCE CO	6007366		FLEXIBLE SPENDING ACCOUNT	2,440.76
					Total :	2,440.76
128016	7/15/2021	10508 LIFE INSURANCE COMPANY OF	July 2021		LIFE/LTD INSURANCE	2,685.55
					Total :	2,685.55
128017	7/15/2021	10335 SAN DIEGO FIREFIGHTERS FEDERAL	July 2021		LONG TERM DISABILITY-SFFA	1,504.50
					Total :	1,504.50
128018	7/15/2021	10424 SANTEE FIREFIGHTERS	PPE 07/07/21		DUES/PEC/BENEVOLENT/BC EXP	3,087.54
					Total :	3,087.54
128019	7/15/2021	10776 STATE OF CALIFORNIA	PPE 07/07/21		WITHHOLDING ORDER	308.30
					Total :	308.30
128020	7/15/2021	10001 US BANK	PPE 07/07/21		PARS RETIREMENT	1,143.12
					Total :	1,143.12
6 Vouchers for bank code : ubgen						Bank total : 11,169.77
6 Vouchers in this report						Total vouchers : 11,169.77

Prepared by: 
Date: 7-15-2021
Approved by: 
Date: 7-15-21

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
45217	7/19/2021	10955 DEPARTMENT OF THE TREASURY	PPE 07/07/21		FED WITHHOLD & MEDICARE	97,644.62
					Total :	97,644.62
45219	7/19/2021	10956 FRANCHISE TAX BOARD	PPE 07/07/21		CA STATE TAX WITHHELD	33,763.55
					Total :	33,763.55
570819	7/19/2021	10959 VANTAGE TRANSFER AGENT/457	PPE 07/07/21		ICMA - 457	33,896.13
					Total :	33,896.13
570836	7/19/2021	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 07/07/21		RETIREE HSA	12,148.09
					Total :	12,148.09
4 Vouchers for bank code : ubgen						Bank total : 177,452.39
4 Vouchers in this report						Total vouchers : 177,452.39

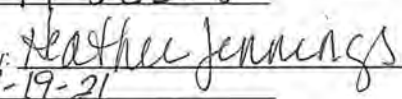
Prepared by: 
 Date: 7-15-2021

Approved by: 
 Date: 7-15-21

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>
2021	7/20/2021	10429 CALPERS	100000016473897		CALPERS DIRECT DEDUCTION	575.00
					Total :	575.00
					1 Vouchers for bank code : ubgen	Bank total : 575.00
					1 Vouchers in this report	Total vouchers : 575.00

Prepared by: 
Date: 7-19-2021

Approved by: 
Date: 7-19-21

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
7213	7/20/2021	10353 PERS	07 21 3		RETIREMENT PAYMENT	121,641.88
Total :						121,641.88

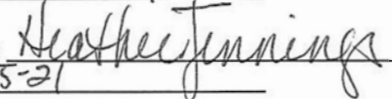
1 Vouchers for bank code : ubgen

Bank total : 121,641.88

1 Vouchers in this report

Total vouchers : 121,641.88

Prepared by: 
Date: 7-15-2021

Approved by: 
Date: 7-15-21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128021	7/20/2021	10001 US BANK	00000016		CAPTAIN TEST	43.57
			00515		RIVER CLEANUP SUPPLIES	70.84
			02123		SHOP SUPPLIES	57.24
			02428		EMPLOYEE GARDEN	10.83
			02538		SHOP SUPPLIES	738.20
			025723		MEETING SUPPLIES	33.46
			02577		EMPLOYEE GARDEN	851.39
			026285		KEYBOARD & MOUSE	53.85
			026638		CREDIT	-17.34
			0276208		SANTEE TV EQUIPMENT	418.05
			02772		FOUNTAIN MAINTENANCE	21.56
			02813		EMPLOYEE GARDEN	97.81
			03078-181633355		CANVA ANNUAL SUBSCRIPTION	99.99
			037129		PPE IDENTIFICATION	196.00
			0430		SANTEE SUMMER CONCERTS	10.75
			051181		WEB CAMERA	134.65
			051882		FRAMES	88.97
			054134		PPE IDENTIFICATION	28.00
			057590		MEETING SUPPLIES	38.77
			06122021		RETURNED ITEM CREDIT	-20.00
			06142021-1		RETURNED ITEM CREDIT	-10.00
			06142021-2		RETURNED ITEM CREDIT	-10.00
			0698-01		PAINT	83.54
			07092021		RETURN ITEM CREDIT	-14.00
			10308		MEETING SUPPLIES	29.65
			1031		LEAGUE ANNUAL CONFERENCE	550.00
			1037		LEAGUE ANNUAL CONFERENCE	550.00
			1041		LEAGUE ANNUAL CONFERENCE	550.00
			1048		LEAGUE ANNUAL CONFERENCE	550.00
			1074		DAY CAMP SUPPLIES	113.13
			109856758		IRRIGATION SUPPLIES	224.62
			111-5133484-7304224		OFFICE SUPPLIES	159.38
			11177035371665032		OFFICE SUPPLIES	16.45
			112-3460817-43666		PLANNING OFFICE SUPPLIES	45.00
			11237320006057060		SANTEE TV EQUIPMENT	-148.07
			112-5656973-49458		ENGINEERING SUPPLIES	24.84

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128021	7/20/2021	10001 US BANK	(Continued)			
			112-5656973-49458A		CDBG SUPPLIES	29.04
			112-5656973-49458B-R		CDBG SUPPLIES CREDIT	-29.04
			113-2422943-0299458		OFFICE SUPPLIES	61.30
			113-4475794-9730656		EQUIPMENT SUPPLIES	85.09
			113-5301098-67978		DDS SUPPLIES	17.23
			114-2643585-5356233		STATION SUPPLIES	22.57
			114-3941436-6345040		OFFICE SUPPLIES	59.83
			114-9705147-6703417		OFFICE SUPPLIES	70.02
			1169058		OES ENGINE	37.67
			1208422766		ONLINE MEETING SERVICES	30.00
			1208444538		ONLINE MEETING SOFTWARE	129.35
			1208448889		ONLINE MEETING SOFTWARE	129.35
			12625		CUSTODIAL SUPPLIES	612.63
			127383		DISC GOLF MACHINE SUPPLIES	470.41
			1300-1862		LEAGUE OF CA CITIES	700.00
			13273		LICENSE RENEWAL - JOHNSON	180.00
			1425118799		SANTEETV SOFTWARE	52.99
			143650		CAPTAIN TEST	43.11
			148065		WEARING APPAREL	549.27
			1558573		SUBSCRIPTION RENEWAL	312.00
			1571741		PUMP TESTING	15.18
			1621876026		CONFERENCE REGISTRATION	99.00
			1696267R		REFUND FOR MEETING SUPPLIES	-37.69
			174318107-001		OFFICE SUPPLIES	474.10
			19885		OFFICE SUPPLIES	5.38
			1C553DS		PLOTTER INK	912.65
			1C558XV		PRINTER REPLACEMENT	331.71
			20139		SIDEWALK RAMPING SUPPLIES	123.75
			2153016		SUMMER CAMP STAFF SUPPLIES	64.56
			238		MEETING SUPPLIES	18.00
			24643		PAINT	30.69
			2497371		SUMMER CAMP SUPPLIES	35.36
			2580		SPARC SHIRTS	297.12
			25801606		SANTEE SUMMER CONCERTS	228.55
			25807425		GENERAL SPECIAL EVENTS	127.78
			26052		SHOP SUPPLIES	29.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128021	7/20/2021	10001 US BANK	(Continued)			
			2674		PRINTING CHARGE	150.85
			29374		SANTEETV EQUIPMENT	256.50
			2950642		CITY HALL MAINTENANCE	45.67
			2967660001		ONLINE MEETING SERVICE	87.04
			2AE79		COUNCIL MEETING SUPPLIES	12.70
			3055		IDENTIFICATION DECALS	70.00
			33009		SHADOW HILL PARK	20.69
			3372		DAY CAMP SUPPLIES	348.36
			35850		PAINT	13.96
			364351484290		CAPTAIN TEST	41.49
			36947		PROFESSIONAL DEVELOPMENT	160.00
			3EUXEN		LEAGUE ANNUAL CONFERENCE	115.88
			3F5IFY		LEAGUE ANNUAL CONFERENCE	115.88
			3F5IFY-a		LEAGUE ANNUAL CONFERENCE	25.00
			3F5IFY-b		LEAGUE ANNUAL CONFERENCE	25.00
			3FCWU3		LEAGUE ANNUAL CONFERENCE	123.37
			3FCWU3-a		LEAGUE ANNUAL CONFERENCE	25.00
			3FCWU3-b		LEAGUE ANNUAL CONFERENCE	25.00
			3FGZWL		LEAGUE ANNUAL CONFERENCE	78.37
			3FGZWL-a		LEAGUE ANNUAL CONFERENCE	25.00
			3FGZWL-b		LEAGUE ANNUAL CONFERENCE	25.00
			40311306		A/V EQUIPMENT	1,514.48
			40320327203		STATION SUPPLIES	161.60
			4039101251		OES ENGINE SUPPLIES	129.29
			4145831		MAST PARK SUPPLIES	69.48
			426487		CUSTODIAL SUPPLIES	280.06
			4345411		SANTEE SUMMER CONCERTS	306.00
			48804		VANDALISM REPAIRS	4.21
			52475		EMPLOYEE GARDEN	7.32
			5390661		BREAKAWAY LOCKS	73.18
			57073		EQUIPMENT REPAIR PART	248.75
			574		PROFESSIONAL DEVELOPMENT - /	380.00
			5817		DAY CAMP SUPPLIES	7.53
			5871176		WEARING APPAREL	712.27
			61239		SANTEETV SUPPLIES	9.22
			66185		EMPLOYEE GARDEN	458.02

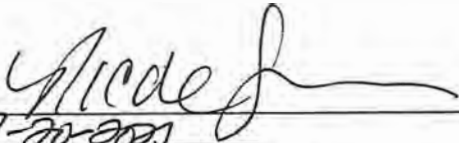
Voucher List
CITY OF SANTEE

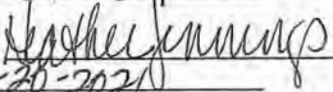
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128021	7/20/2021	10001 US BANK	(Continued)			
			68840		REFERENCE BOOKS	866.31
			7063		DAY CAMP SUPPLIES	30.73
			7076		DAY CAMP SUPPLIES	104.79
			708726		CAPTAIN TEST	17.95
			7150		TEEN CENTER SUPPLIES	15.00
			720652		CAPTAIN TEST	17.95
			72755		SANTEE SUMMER CONCERTS	367.58
			7663-7		PAINT	150.18
			80621-788		SANTEE SUMMER CONCERTS	84.09
			8208		SANTEE SUMMER CONCERTS	109.05
			8211		DAY CAMP REFRESHMENTS	30.00
			8316		DRINKING FOUNTAIN PARTS	433.02
			841746		QSD RENEWAL - JOHNSON	95.00
			86946		EMPLOYEE GARDEN	218.00
			886882634-A		FIREFIGHTING SUPPLIES	113.87
			886882634-B		FIREFIGHTING SUPPLIES	138.99
			902		ADOBE SOFTWARE	79.49
			905673-00		FIRE EQUIPMENT	230.08
			9421		DAY CAMP SUPPLIES	136.24
			946E3F-0002		SANTEETV SOFTWARE	65.31
			95917		SANTEETV SUPPLIES	120.66
			9596		DAY CAMP SUPPLIES	112.06
			9767447		SUMMER CAMP STAFF SUPPLIES	6.45
			DM4680504		SANTEE SUMMER CONCERTS	484.88
			F632752		PRINTER HEADS	192.14
			ICT0812211		SUMMER CAMP FOOD VENDOR	30.00
			INV680739		EQUIPMENT REPAIR	560.00
			M31		SPARC BREAKFAST	81.53
			S53102		VEHICLE REPAIR PARTS	501.05
			S53342		VEHICLE REPAIR PARTS	1,069.54
			WB7787228453-A		EOC EQUIPMENT	369.53
			WB7787228453-B		EOC EQUIPMENT	641.99
Total :						25,614.72
1 Vouchers for bank code : ubgen						Bank total : 25,614.72

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>	
1	Vouchers in this report					Total vouchers :	25,614.72

Prepared by: 
Date: 7-20-2021

Approved by: 
Date: 7-20-2021

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128022	7/21/2021	14320 APTS INC	TM18003A		REFUNDABLE DEPOSIT	165.14
					Total :	165.14
128023	7/21/2021	11748 BAGLEY, AARON	07072021		TUITION REIMBURSEMENT	1,185.00
					Total :	1,185.00
128024	7/21/2021	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS JUNE 2021		LEGAL SVCS JUNE 2021	71,501.73
					Total :	71,501.73
128025	7/21/2021	10668 CALIFORNIA BUILDING STANDARDS	APR - JUNE 2021		SB 1473 APR - JUNE 2021	466.20
					Total :	466.20
128026	7/21/2021	10032 CINTAS CORPORATION #694	4087400687	53084	UNIFORM/PARTS CLEANER RNTL	44.39
					Total :	44.39
128027	7/21/2021	12153 CORODATA RECORDS	RS4704808	53104	RECORD STORAGE, RETRIEVAL	447.76
					Total :	447.76
128028	7/21/2021	11862 CORODATA SHREDDING INC	DN 1320530	53115	SECURE DESTRUCTION SERVICES	42.87
					Total :	42.87
128029	7/21/2021	10039 COUNTY MOTOR PARTS COMPANY INC	524748	52994	VEHICLE SUPPLIES	29.84
					Total :	29.84
128030	7/21/2021	10046 D MAX ENGINEERING INC	6765 6766	53295 53372	STORM WATER INSPECTIONS SER 2021 MS4 OUTFALL MONITORING	644.50 892.00
					Total :	1,536.50
128031	7/21/2021	10433 DEPARTMENT OF CONSERVATION	APR-JUNE 2021		SMIP APR-JUNE 2021	1,302.97
					Total :	1,302.97
128032	7/21/2021	11295 DOKKEN ENGINEERING	39218 39224	52440 52440	CUYAMACA RIGHT TURN POCKET CULVERT ASSESSMENT REPORT	1,615.00 5,500.00
					Total :	7,115.00
128033	7/21/2021	12970 DUDEK	202100603	52074	WALKER PRESERVE RESTORATIO	612.50

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128033	7/21/2021	12970 12970 DUDEK	(Continued)		Total :	612.50
128034	7/21/2021	10856 E-W TRUCK & EQUIPMENT CO INC	63981	53001	VEHICLE OPACITY TESTING	100.00
					Total :	100.00
128035	7/21/2021	12271 FERNO WASHINGTON INC	884396	53086	EQUIPMENT REPAIR PARTS	3,000.21
					Total :	3,000.21
128036	7/21/2021	14314 FRIENDS OF THE WATER	2333		DAY CAMP PRESENTATION	200.00
					Total :	200.00
128037	7/21/2021	14160 GAEDE, CHRISTOPHER	2004235.001		PARK PAVILION RESERVATION CAN	67.43
					Total :	67.43
128038	7/21/2021	10065 GLOBAL POWER GROUP INC	75422	53071	GENERATOR MAINTENANCE	100.00
			75424	53071	GENERATOR MAINTENANCE	100.00
			75425	53071	GENERATOR MAINTENANCE	100.00
					Total :	300.00
128039	7/21/2021	10556 HECKMAN, HEATHER	06302021		TUITION REIMBURSEMENT	51.76
					Total :	51.76
128040	7/21/2021	14167 HOME START, INC.	5710-06302021	53306	CDBG-CV RENTAL ASSISTANCE	10,695.00
					Total :	10,695.00
128041	7/21/2021	14317 JEFF DAVIDSON	Ref000072502		CORRECTED LICENSE TYPE REFU	41.00
					Total :	41.00
128042	7/21/2021	14319 LEGAL AID AT WORK	06182021		PER SETTLEMENT AGREEMENT	31,779.00
					Total :	31,779.00
128043	7/21/2021	10397 MAD SCIENCE OF SAN DIEGO	1448690		INSTRUCTOR PAYMENT	3,480.00
					Total :	3,480.00
128044	7/21/2021	12015 MARY'S DONUTS <i>(re-issued check)</i>	113		CITY'S BIRTHDAY	500.00
					Total :	500.00
128045	7/21/2021	14152 MYSTERY RANCH	IN150275	53385	SHIFT CAL SPEC FIRE PACK	855.41


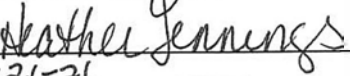
Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128045	7/21/2021	14152 14152 MYSTERY RANCH	(Continued)			Total : 855.41
128046	7/21/2021	13369 NATIONWIDE MEDICAL	9339	53012	EMS SUPPLIES	86.60
						Total : 86.60
128047	7/21/2021	12904 PAT DAVIS DESIGN GROUP, INC	6551	53108	GRAPHIC DESIGN WORK	825.00
						Total : 825.00
128048	7/21/2021	10442 PAYCO SPECIALTIES	1768-06-2021	53166	STREET STRIPING MAINTENANCE	5,631.29
						Total : 5,631.29
128049	7/21/2021	10241 JAN SHERAR	7-13-21		PETTY CASH REIMB - DDS	11.42
						Total : 11.42
128050	7/21/2021	10212 SANTEE SCHOOL DISTRICT	9035	53136	BUS TRANSPORTATION	75.00
						Total : 75.00
128051	7/21/2021	10314 SOUTH COAST EMERGENCY VEHICLE	503591	53096	VEHICLE REPAIR PART	635.85
						Total : 635.85
128052	7/21/2021	10027 STATE OF CALIFORNIA	519466		FINGERPRINT COSTS	224.00
						Total : 224.00
128053	7/21/2021	10133 UNDERGROUND SERVICE ALERT	620210690 dsb20203433	53172 53172	DIG ALERT SERVICES DIG ALERT SERVICES - STATE FEE	137.05 70.79
						Total : 207.84
128054	7/21/2021	10692 UNITED PARCEL SERVICE	00006150X281		SHIPPING CHARGES	15.01
						Total : 15.01
33 Vouchers for bank code : ubgen						Bank total : 143,231.72
33 Vouchers in this report						Total vouchers : 143,231.72

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: 
Date: 7-21-2021
Approved by: 
Date: 7-21-21

Bank code : ubgen

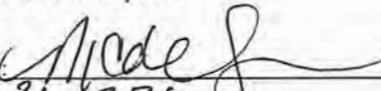
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128055	7/21/2021	10010 ALLIANT INSURANCE SERVICES INC	1679959		SANTEE SALUTES	3,056.00
Total :						3,056.00
128056	7/21/2021	13492 ANTHOLOGY LIVE	2113	53404	SANTEE SUMMER CONCERTS	10,750.00
Total :						10,750.00
128057	7/21/2021	10333 COX COMMUNICATIONS	001 3110 038997401 052335901 - AUG 2021 094486701 - JUL 2021		10601 N MAGNOLIA-SANTEE TV 8950 COTTONWOOD AVE CITY HALL GROUP BILL	159.75 185.89 3,253.70
Total :						3,599.34
128058	7/21/2021	14318 MARCIE HANNA, LCSW	Ref000072578		CORRECT LICENSE TYPE - REFUN	43.00
Total :						43.00
128059	7/21/2021	10507 MITEL LEASING	903226541		MONTHLY RENTAL 122670	1,878.80
Total :						1,878.80
128060	7/21/2021	10344 PADRE DAM MUNICIPAL WATER DIST	29700016 90000366 - JULY 2021		CONSTRUCTION METER GROUP BILL	583.87 68,498.11
Total :						69,081.98
128061	7/21/2021	10692 UNITED PARCEL SERVICE	00006150X281-A		SHIPPING CHARGES	17.11
Total :						17.11
128062	7/21/2021	10978 US BANK	6170590		CFD NO 2017-1 (WESTON) 2019 SP	1,200.00
Total :						1,200.00

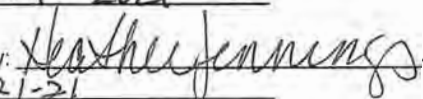
8 Vouchers for bank code : ubgen

Bank total : 89,626.23

8 Vouchers in this report

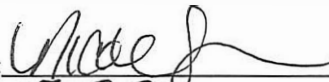
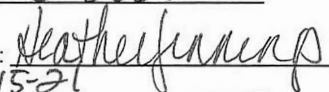
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Prepared by: 
Date: 7-21-2021

Approved by: 
Date: 7-21-21

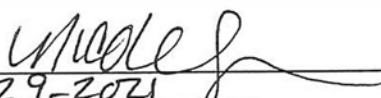
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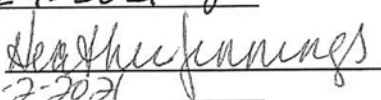
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
967	7/22/2021	10402 BANK OF NEW YORK MELLON	8900606738 -JULY2021		CDBG SEC 108 LOAN PMT	141,792.00
Total :						141,792.00
1 Vouchers for bank code : ubgen						Bank total : 141,792.00
1 Vouchers in this report						Total vouchers : 141,792.00

Prepared by: 
Date: 7-15-2021
Approved by: 
Date: 7-15-21

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
977	7/23/2021	10482 TRISTAR RISK MANAGEMENT	113316		PRE-FUND CLAIM	12,251.20	
						Total :	12,251.20
1 Vouchers for bank code : ubgen						Bank total :	12,251.20
1 Vouchers in this report						Total vouchers :	12,251.20


Prepared by: 
Date: 7-29-2021

Approved by: 
Date: 8-2-2021

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>
965	7/27/2021	10401 US BANK TRUST	1800710		DEBT SERVICE TARB 2016A	1,657,072.58
Total :						1,657,072.58
1 Vouchers for bank code : ubgen						Bank total : 1,657,072.58
1 Vouchers in this report						Total vouchers : 1,657,072.58

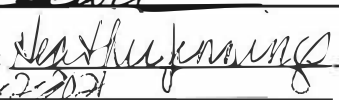
Prepared by: 
Date: 7-15-2021

Approved by: 
Date: 7-15-21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
139221	7/27/2021	10429 CALPERS	100000016476795		UNFUNDED LIABILITY MISC PLAN 1	1,361,053.00
					Total :	1,361,053.00
139321	7/27/2021	10429 CALPERS	100000016476807		UNFUNDED LIABILITY SAFETY PLA	2,078,680.00
					Total :	2,078,680.00
2203421	7/27/2021	10429 CALPERS	100000016476818		UNFUNDED LIABILITY SAFETY PLA	2,680.00
					Total :	2,680.00
2203521	7/27/2021	10429 CALPERS	100000016476832		UNFUNDED LIABILITY MISC PLAN 2	3,349.00
					Total :	3,349.00
2563021	7/27/2021	10429 CALPERS	100000016476842		UNFUNDED LIABILITY SAFETY PLA	6,523.00
					Total :	6,523.00
2695521	7/27/2021	10429 CALPERS	100000016476853		UNFUNDED LIABILITY MISC PLAN 2	6,819.00
					Total :	6,819.00
6 Vouchers for bank code : ubgen						Bank total : 3,459,104.00
6 Vouchers in this report						Total vouchers : 3,459,104.00

Prepared by: 
Date: 7-29-2021

Approved by: 
Date: 8-2-2021

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128063	7/28/2021	11445 AMERICAN MESSAGING	L1072898VG		FD PAGER SERVICE	164.81
					Total :	164.81
128064	7/28/2021	12701 AMERICAN RADIO INC	ST108343	53425	EQUIPMENT REPAIR PARTS	64.65
					Total :	64.65
128065	7/28/2021	12951 BERRY, BONNIE F.	August 1, 2021		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
128066	7/28/2021	11513 BOND, ELLEN	08012021-263		MEADOWBROOK HARDSHIP PROC	61.55
					Total :	61.55
128067	7/28/2021	13292 BORDER TIRE	8023401	53406	TIRES	3,235.27
					Total :	3,235.27
128068	7/28/2021	10021 BOUND TREE MEDICAL LLC	84112903	53430	EMS SUPPLIES	33.72
			84114755 - FY2122	53430	EMS SUPPLIES	150.60
			84114756	53430	EMS SUPPLIES	124.26
			84117842	53430	EMS SUPPLIES	144.00
					Total :	452.58
128069	7/28/2021	10299 CARQUEST AUTO PARTS	11102-532187	53407	VEHICLE REPAIR PARTS	50.84
					Total :	50.84
128070	7/28/2021	11402 CARROLL, JUDI	08012021-96		MEADOWBROOK HARDSHIP PROC	61.70
					Total :	61.70
128071	7/28/2021	10032 CINTAS CORPORATION #694	4089259117	53483	UNIFORM/PARTS CLEANER RNTL	77.50
					Total :	77.50
128072	7/28/2021	11409 CLAYTON, SYLVIA	08012021-340		MEADOWBROOK HARDSHIP PROC	64.57
					Total :	64.57
128073	7/28/2021	10268 COOPER, JACKIE	August 1, 2021		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
128074	7/28/2021	10171 COUNTY OF SAN DIEGO AUDITOR &	LC21-74		LAFCO MEMBERSHIP	15,825.87

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128074	7/28/2021	10171	10171 COUNTY OF SAN DIEGO AUDITOR & (Continued)			Total : 15,825.87
128075	7/28/2021	14323	COUNTY OF SAN DIEGO		CUP0602A REFUNDABLE DEPOSIT	603.68 Total : 603.68
128076	7/28/2021	10333	COX COMMUNICATIONS		063453006-AUG2021 9534 VIA ZAPADOR 064114701- AUG2021 8115 ARLETTE ST 066401501- AUG 2021 10601 N MAGNOLIA AVE	93.99 195.25 8.55 Total : 297.79
128077	7/28/2021	10058	ETS PRODUCTIONS INC	21025	53494 SANTEE SUMMER CONCERTS	10,937.50 Total : 10,937.50
128078	7/28/2021	10856	E-W TRUCK & EQUIPMENT CO INC	469789	53440 VEHICLE REPAIR PART	113.97 Total : 113.97
128079	7/28/2021	10357	LAWCX		LAWCX2022-0025 EXCESS WORKERS COMP PREM	205,079.00 Total : 205,079.00
128080	7/28/2021	10204	LIFE ASSIST INC	1113436	53477 EMS SUPPLIES	1,178.26 Total : 1,178.26
128081	7/28/2021	10308	O'REILLY AUTO PARTS	2968-421857	53458 VEHICLE REPAIR PART	17.35 Total : 17.35
128082	7/28/2021	10344	PADRE DAM MUNICIPAL WATER DIST		90000367-JULY 2021 GROUP BILL	51,879.44 Total : 51,879.44
128083	7/28/2021	11442	PATTERSON, LUANNE		08012021-225 MEADOWBROOK HARDSHIP PROG	59.52 Total : 59.52
128084	7/28/2021	12251	PRISM		22500086 PROPERTY INSURANCE PROGRAM	128,966.00 Total : 128,966.00
128085	7/28/2021	12237	RAYON, KYLE		August 1, 2021 RETIREE HEALTH PAYMENT	91.00 Total : 91.00
128086	7/28/2021	12256	ROE, DARLENE		08012021-318 MEADOWBROOK HARDSHIP PROG	62.56


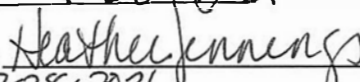
Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128086	7/28/2021	12256 12256 ROE, DARLENE	(Continued)		Total :	62.56
128087	7/28/2021	14308 ROSSI, VINCENT	1029		SENIOR PROGRAM PRESENTATIO	75.00
					Total :	75.00
128088	7/28/2021	12587 SDCFA - ADMIN SECTION	FY2021-22		ANNUAL MEMBERSHIP DUES	30.00
					Total :	30.00
128089	7/28/2021	10109 SAN DIEGO COUNTY FIRE CHIEFS'	07012021		FY 21/22 MEMBERSHIP DUES	350.00
					Total :	350.00
128090	7/28/2021	10570 SAN DIEGO COUNTY TRAINING	07012021		ANNUAL MEMBERSHIP DUES	50.00
					Total :	50.00
128091	7/28/2021	10407 SAN DIEGO GAS & ELECTRIC	2237 358 004 2-JUL21 3422 380 562 8-JUL21 7990 068 577 7-JUL21 8509 742 169 4-JUL		TRAFFIC SIGNALS ROW / MEDIANS PARKS CITY HALL GROUP BILL	5,490.82 195.84 19,200.71 12,665.58
					Total :	37,552.95
128092	7/28/2021	13171 SC COMMERCIAL, LLC	1905673-IN 1905836-IN	53480 53480	DELIVERED FUEL DELIVERED FUEL	988.95 495.76
					Total :	1,484.71
128093	7/28/2021	13554 SC FUELS	0413353-DEF 0413353-F	53488 53481	FLEET CARD DEF FLEET CARD FUELING	1.24 935.80
					Total :	937.04
128094	7/28/2021	10468 SDCFCA - EMS SECTION	07012021		ANNUAL MEMBERSHIP DUES	50.00
					Total :	50.00
128095	7/28/2021	10110 SECTRAN SECURITY INC	21070472	53532	ARMORED CAR TRANSPORT SVC	141.67
					Total :	141.67
128096	7/28/2021	11403 ST. JOHN, LYNNE	08012021-78		MEADOWBROOK HARDSHIP PROC	61.81
					Total :	61.81
128097	7/28/2021	10250 THE EAST COUNTY	00107810	53538	NOTICE OF PUBLIC HEARING - HOI	350.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128097	7/28/2021	10250 10250 THE EAST COUNTY	(Continued)			Total : 350.00
128098	7/28/2021	11321 TIP OF SAN DIEGO COUNTY	2021-2019	53506	24-HR RESPONSE SERVICES	8,753.00
						Total : 8,753.00
128099	7/28/2021	12480 UNITED SITE SERVICES	114-12126598	53419	PORTABLE TOILETS, TEMP FENCE	355.58
			114-12126836	53419	PORTABLE TOILETS	159.79
						Total : 515.37
128100	7/28/2021	10475 VERIZON WIRELESS	9883819612		CELL PHONE SERVICE	1,313.75
						Total : 1,313.75
128101	7/28/2021	12930 WILLIAMS, ROCHELLE M.	August 1, 2021		RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
128102	7/28/2021	12641 WITTORFF, VICKY DENISE	August 1, 2021		RETIREE HEALTH PAYMENT	31.00
						Total : 31.00
128103	7/28/2021	10850 CCH INCORPORATED	5412072862		PAYROLL MGRS LTR SUBSCRIP	840.00
						Total : 840.00
41 Vouchers for bank code : ubgen						Bank total : 472,154.71
41 Vouchers in this report						Total vouchers : 472,154.71

Prepared by: 
 Date: 7-28-2021
 Approved by: 
 Date: 7-28-2021

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
128104	7/28/2021	10510 AMAZON WEB SERVICES, INC	785844401	53268	CLOUD STORAGE	844.52	
						Total :	844.52
128105	7/28/2021	11999 AMERICAN ASPHALT SOUTH INC	CIP 2021-06		RETENTION RELEASE	4,712.70	
						Total :	4,712.70
128106	7/28/2021	13292 BORDER TIRE	8022699	53081	TIRE REPAIR	152.90	
						Total :	152.90
128107	7/28/2021	10021 BOUND TREE MEDICAL LLC	84114755-FY2021	53230	EMS SUPPLIES	58.00	
						Total :	58.00
128108	7/28/2021	10478 CALIFORNIA DEPARTMENT OF	APR-JUNE 2021		USE TAX APR-JUNE 2021	185.00	
						Total :	185.00
128109	7/28/2021	11190 CDCE INC	138697	53370	MODEM W/ ACCESSORIES	2,133.45	
						Total :	2,133.45
128110	7/28/2021	10171 COUNTY OF SAN DIEGO AUDITOR &	06/2021 AGENCY REV 06/2021 DMV REVENUE 06/2021 PHOENIX REV		06/21 AGENCY PARK CITE REPT 06/21 DMV PARK CITE REPT 06/21 PHOENIX CITE REV REPT	242.50 281.25 1,007.25	
						Total :	1,531.00
128111	7/28/2021	10358 COUNTY OF SAN DIEGO	21CTOFSASN12	53143	800 MHZ ACCESS (FIRE/PS)	1,710.00	
						Total :	1,710.00
128112	7/28/2021	10608 CRISIS HOUSE	594 595	53214 53302	CDGB SUBRECIPIENT CDBG-CV SUBRECIPIENT - EMERG	1,815.36 68.47	
						Total :	1,883.83
128113	7/28/2021	11168 CTE INC CLARK TELECOM AND	2753 2754 2755	53157 53157 53157	DIG ALERT MARK-OUTS STREET LIGHT REPAIRS STREET LIGHT KNOCKDOWN	721.52 242.66 1,197.00	
						Total :	2,161.18
128114	7/28/2021	11295 DOKKEN ENGINEERING	39216 39217	52440 52440	MGR SCHOOL AREA STREETLIGHT MGR STREETLIGHTS	2,048.25 4,628.25	

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128114	7/28/2021	11295 11295 DOKKEN ENGINEERING	(Continued)			Total : 6,676.50
128115	7/28/2021	10703 CAMERON FAMILY YMCA	06202021-YMCA	53286	CV RESPONSE - SCHOLARSHIPS\	9,000.00
						Total : 9,000.00
128116	7/28/2021	13442 EBBIN MOSER + SKAGGS LLP	4909	52777	MSCP SUBAREA PLAN	14,183.75
						Total : 14,183.75
128117	7/28/2021	12760 FOCUS PSYCHOLOGICAL	SANTEE2021-4	53032	COUNSELING SERVICES	750.00
			SANTEE2021-6	53032	COUNSELING SERVICES	750.00
						Total : 1,500.00
128118	7/28/2021	13848 HMS CONSTRUCTION, INC.	3 MG 3R MG	53239	MISSION GORGE STREETLIGHT PF RETENTION	15,311.93 -765.60
						Total : 14,546.33
128119	7/28/2021	10174 LN CURTIS AND SONS	INV500238	53055	SAFETY EQUIPMENT	327.56
						Total : 327.56
128120	7/28/2021	13082 MACLEOD WATTS INC	063021SANTE	53399	2021 GASB 75 REPORT	2,250.00
						Total : 2,250.00
128121	7/28/2021	10538 MEALS ON WHEELS	COVID-19-21	53281	CDBG SUBRECIPIENT - CV-RESPO	6,000.00
						Total : 6,000.00
128122	7/28/2021	10083 MUNICIPAL EMERGENCY SERVICES	IN1594382	53340	SAFETY APPAREL	3,295.53
						Total : 3,295.53
128123	7/28/2021	10085 NATIONAL SAFETY COMPLIANCE INC	86432		DRUG/ALCOHOL TESTING	211.50
						Total : 211.50
128124	7/28/2021	10092 PHOENIX GROUP INFO SYSTEMS	062021031	53158	PARKING CITE PROCESS SVCS	442.15
						Total : 442.15
128125	7/28/2021	10101 PROFESSIONAL MEDICAL SUPPLY	B015323	53094	OXYGEN CYLINDERS & REFILLS	86.80
			B015324	53094	OXYGEN CYLINDERS & REFILLS	62.00
						Total : 148.80

Bank code : ubgen

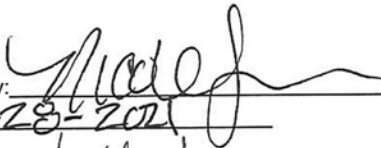
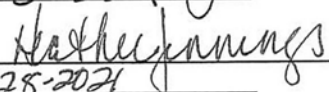
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
128126	7/28/2021	12062 PURETEC INDUSTRIAL WATER	1897419	53061	DEIONIZED WATER SERVICE	104.18
Total :						104.18
128127	7/28/2021	10606 S.D. COUNTY SHERIFF'S DEPT.	SHERIFF 2021/05		LAW ENFORCEMENT MAY 2021	1,323,808.76
Total :						1,323,808.76
128128	7/28/2021	10107 SANTEE MINISTERIAL COUNCIL	2020-21 Q4	53231	CDBG SUBRECIPIENT	2,788.54
Total :						2,788.54
128129	7/28/2021	14265 SOUTHLAND PAVING INC	2 - CIP 2020-24 2R - CIP 2020-24	53357	SANTEE LAKES STORM DRAIN REF RETENTION	11,082.50 -554.13
Total :						10,528.37
128130	7/28/2021	14097 VOICES FOR CHILDREN	4	53249	CDBG SUBRECIPIENT	366.69
Total :						366.69
128131	7/28/2021	10232 XEROX CORPORATION	013770290 013821504	53041 53040	XEROX FS #5 SEPTEMBER 2021 XEROX FS #4 JUNE 2021	308.85 318.10
Total :						626.95

28 Vouchers for bank code : ubgen

Bank total : 1,412,178.19

28 Vouchers in this report

Total vouchers : 1,412,178.19

Prepared by: 
 Date: 7-28-2021
 Approved by: 
 Date: 7-28-2021


Voucher List
CITY OF SANTEE

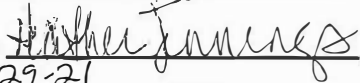
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
128132	7/29/2021	12724 AMERICAN FIDELITY ASSURANCE	D338303-1 D338303-2		VOLUNTARY LIFE INS-AM FIDELITY VOLUNTARY LIFE INS-AM FIDELITY	2,542.32 2,542.32	
					Total :	5,084.64	
128133	7/29/2021	12903 AMERICAN FIDELITY ASSURANCE CO	6007874		FLEXIBLE SPENDING ACCOUNT	2,440.76	
					Total :	2,440.76	
128134	7/29/2021	12722 FIDELITY SECURITY LIFE	164859731-1 164859731-2		EYEMED - VOLUNTARY VISION EYEMED - VOLUNTARY VISION	408.79 439.54	
					Total :	848.33	
128135	7/29/2021	10784 NATIONAL UNION FIRE INSURANCE	July 2021-1 July 2021-2		VOLUNTARY AD&D VOLUNTARY AD&D	39.83 39.92	
					Total :	79.75	
128136	7/29/2021	10424 SANTEE FIREFIGHTERS	PPE 07/21/21		DUES/PEC/BENEVOLENT	3,062.55	
					Total :	3,062.55	
128137	7/29/2021	12892 SELMAN & COMPANY, LLC	July 2021-1 July 2021-2		ID THEFT PROTECTION ID THEFT PROTECTION	90.00 90.00	
					Total :	180.00	
128138	7/29/2021	10776 STATE OF CALIFORNIA	PPE 07/21/21		WITHHOLDING ORDER	308.30	
					Total :	308.30	
128139	7/29/2021	10001 US BANK	PPE 07/21/21		PARS RETIREMENT	972.70	
					Total :	972.70	
8 Vouchers for bank code : ubgen						Bank total :	12,977.03
8 Vouchers in this report						Total vouchers :	12,977.03

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: 
Date: 7-29-2021

Approved by: 
Date: 7-29-21

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
82886	8/2/2021	10955 DEPARTMENT OF THE TREASURY	PPE 07/21/21		FED WITHHOLD & MEDICARE	91,935.60
					Total :	91,935.60
82912	8/2/2021	10956 FRANCHISE TAX BOARD	PPE 07/21/21		CA STATE TAX WITHHELD	31,876.10
					Total :	31,876.10
578813	8/2/2021	10959 VANTAGE TRANSFER AGENT/457	PPE 07/21/21		ICMA - 457	34,817.25
					Total :	34,817.25
578831	8/2/2021	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 07/21/21		RETIREE HSA	4,330.65
					Total :	4,330.65
4 Vouchers for bank code : ubgen						Bank total : 162,959.60
4 Vouchers in this report						Total vouchers : 162,959.60

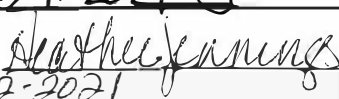
Prepared by: Mica J
Date: 7-29-2021

Approved by: Heather Jennings
Date: 8-2-21

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
7214	8/3/2021	10353 PERS	07 21 4		RETIREMENT PAYMENT	121,892.58	
						Total :	121,892.58
1 Vouchers for bank code : ubgen						Bank total :	121,892.58
1 Vouchers in this report						Total vouchers :	121,892.58

Prepared by: 
Date: 7-29-2021

Approved by: 
Date: 8-2-2021

MEETING DATE August 11, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE CHIEF IN ACCORDANCE WITH SECTION 13146.4 OF THE CALIFORNIA HEALTH AND SAFETY CODE (ANNUAL FIRE INSPECTION COMPLIANCE REPORT)

DIRECTOR/DEPARTMENT John Garlow, Fire Chief *90*

SUMMARY

Senate Bill (SB) 1205, Fire Protection Services, Inspections, Compliance Reporting, was passed in 2018, and section 13146.4 was added to the California Health & Safety Code, which requires every city or county fire department to inspect apartment buildings and condominiums, hotels and motels, and all public and private schools for compliance with building standards and other regulations created by the State Fire Marshal that focus on preventing fires, escaping fires and containing fires. Fire inspections include, but are not limited to: accessing emergency access buildings, evaluating water supply, maintenance of fire protection equipment and systems such as fire alarm systems, automatic fire sprinkler systems and fixed fire suppression systems, proper egress, electrical systems and identifying other potential fire hazards. Health and Safety Code section 13146.4 also requires City Council to acknowledge receipt of the annual compliance report that is provided below in the form of a resolution. Therefore, in accordance with SB1205 and California Health and Safety Code section 13146.4, the Calendar Year 2020 report below includes the types of occupancies in the city of Santee that require an annual fire and life safety inspection and the number of inspections conducted.

Calendar Year 2020 State Mandated Inspection Compliance			
Occupancy Type	No. of Occupancies	No. of Inspections	Percent Completed
Educational (E): Public/Private Schools	14	14	100%
Residential (R1): Hotel/Motel	3	3	100%
Residential (R2, R3): Apartments/Condos	57	57	100%

In accordance with Health and Safety Code section 13146.4, a Resolution expressly acknowledging receipt of the above report is attached for City Council to review and adopt.

FINANCIAL STATEMENT *mm* N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *KV for MB* Adopt the attached Resolution.

ATTACHMENT
Resolution



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE ACKNOWLEDGING
RECEIPT OF A REPORT MADE BY THE FIRE CHIEF OF THE SANTEE FIRE DEPARTMENT
IN ACCORDANCE WITH SECTION 13146.4 OF THE CALIFORNIA HEALTH AND SAFETY
CODE**

WHEREAS, California Health and Safety Code section 13146.4 was added in 2018 and became effective on January 1, 2019; and,

WHEREAS, California Health and Safety Code sections 13146.2 and 13146.3 require all fire departments that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel and apartment house for compliance with building standards, as provided; and,

WHEREAS, California Health and Safety Code section 13146.4(a) requires all fire departments that provide fire protection services to report annually to the administering authority its compliance with sections 13146.2 and 13146.3; and,

WHEREAS, the Council of the City of Santee intends this Resolution to fulfill the requirements of section 13146.4 of the California Health and Safety Code regarding acknowledgement of the Santee Fire Department's compliance with California Health and Safety Code sections 13146.2 and 13146.3.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee that it expressly acknowledges receipt of the report for calendar year 2020 made by the Fire Chief of the Santee Fire Department in accordance with section 13146.4 of the California Health and Safety Code regarding sections 13146.2 and 13146.3 of the California Health and Safety Code which require annual inspections of schools, apartment houses and hotels/motels.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11th day of August 2021, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE August 11, 2021

ITEM TITLE RESOLUTION AUTHORIZING THE PURCHASE OF NEW BATTERY-POWERED HOLMATRO EXTRICATION TOOLS FROM WESTERN EXTRICATION SPECIALISTS, INC., PER NATIONAL PURCHASING PARTNERS (dba NPPGov) CONTRACT #PS20035

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

SUMMARY

This item requests City Council authorization to purchase a complete replacement set of Holmatro Hydraulic Rescue Tools from Western Extrication Specialists, Inc. This purchase will replace equipment that is 23 years old and are no longer capable of performing rescues on modern vehicles made of high-strength metal alloys. This new equipment has many additional features not available with the current antiquated rescue equipment. The new tools are the latest in technology and able to cut all metal alloys. They also use battery technology instead of a gasoline power unit, resulting in decreased maintenance needs, increased reliability, and faster deployment and utilization in an emergency.

Santee Municipal Code Section 3.24.130(A) authorizes the City to join with other public jurisdictions in cooperative purchasing plans or programs as determined by the purchasing agent to be in the City's best interest. On March 5, 2020, the League of Oregon Cities, working in cooperation with National Purchasing Partners (dba NPPGov) completed a competitive Request for Proposals process for the procurement of fire-fighting and rescue equipment. Based evaluation criteria such as pricing, breadth and quality of product lines, customer support and ability to meet delivery timelines, Holmatro USA was awarded Contract #PS20035 for Fire Fighting Equipment, including extraction tools and supplies, for an initial term of three years through April 4, 2023. Santee, as a participating agency of NPPGov, may purchase from Holmatro USA's authorized dealers and distributors, including Western Extrication Specialists, Inc., via Contract #PS20035. Staff has evaluated the pricing, products and support provided by this contract and the purchasing agent has determined that utilization of Contract #PS20035 would be in the City's best interest.

Santee Municipal Code Section 3.24.180 requires City Council approval of all purchases exceeding \$25,000 in any single fiscal year. Staff recommends utilizing NPPGov Contract #PS20035 to purchase a complete set of Holmatro Battery-Powered Hydraulic Rescue Tools and related accessories from Western Extrication Specialists, Inc., for an amount not to exceed \$75,551.40.

FINANCIAL STATEMENT *m*

The FY 2021-22 adopted Fire Department budget includes \$75,800.00 for the purchase of the complete set of Holmatro Hydraulic Rescue Tools.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *KV for MB*

Adopt the resolution authorizing the purchase of a complete set of Holmatro Battery-Powered Hydraulic Rescue Tools and related accessories from Western Extrication Specialists, Inc., for an amount not to exceed \$75,551.40 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 NEW BATTERY-POWERED HOLMATRO
EXTRICATION TOOLS FROM WESTERN EXTRICATION SPECIALISTS, INC., PER
NATIONAL PURCHASING PARTNERS (dba NPPGov) CONTRACT #PS20035**

WHEREAS, the City of Santee's ("City") adopted FY 2021-22 Fire and Life Safety Department operating budget includes funding for the purchase of new Holmatro Battery-Powered Hydraulic Rescue Tools; and

WHEREAS, Santee Municipal Code Section 3.24.130(A) authorizes the City to join with other public jurisdictions in cooperative purchasing plans or programs as determined by the purchasing agent to be in the City's best interest; and

WHEREAS, in March 2020, the League of Oregon Cities, working in cooperation with National Purchasing Partners (dba NPPGov), completed a competitive Request for Proposals process for the procurement of fire-fighting and rescue equipment; and

WHEREAS, Holmatro USA was awarded Contract #PS20035 for fire-fighting and rescue equipment for an initial term of three years; and

WHEREAS, the City, as a participating agency of NPPGov, may purchase from Holmatro USA's authorized dealers and distributors via Contract #PS20035, including Western Extrication Specialists, Inc.; and

WHEREAS, the City desires to use NPPGov Contract #PS20035 to purchase one complete set of Holmatro Battery-Powered Hydraulic Rescue Tools for the Fire and Life Safety Department to replace hydraulic extrication tools that have been in service for over 23 years and are no longer capable of performing rescues on modern vehicles made of high-strength metal alloys.

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 a complete set of Holmatro Battery-Powered Hydraulic Rescue Tools from Western Extrication Specialists, Inc., per NPPGov Contract #PS20035 for an amount not to exceed \$75,551.40; and
2. Authorizes the City Manager to execute all necessary documents.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11th day of August 2021, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE August 11, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH A.M. ORTEGA, INC. FOR THE INSTALLATION OF AN ELECTRIC VEHICLE CHARGING STATION AT SANTEE CITY HALL (CIP 2022-32), AND DETERMINING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301(a) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

DIRECTOR/DEPARTMENT Melanie Kush, Director of Development Services 

SUMMARY

This item requests City Council authorize the City Manager to execute an amendment to the agreement with A.M. Ortega, Inc. for the installation of a ChargePoint CT4000 Series dual station electric vehicle (EV) charging station at Santee City Hall (CIP 2022-32) in the amount of \$31,268.81. In early May of 2019, staff issued a Request for Proposals from authorized installers and/or EV charging station manufacturers for the installation of EV charging stations and the establishment of the ChargePoint network service accounts required for users to operate the charging stations. City Council awarded the contract to A.M. Ortega on June 26, 2019 in the amount of \$23,101.00 for a term of three years, and the first installation was completed at Mast Park in 2019.

The proposed type of EV charging station would be purchased by the City, and users would pay for all associated electrical, maintenance and networks cost via the ChargePoint network service. The user fee rate would be established by the City and would be set to an amount to reimburse all incurred electrical costs including the initial installation cost over 5 years. ChargePoint currently has the largest vehicle charging network and number of users in California.

Installation of an EV charging station at City Hall (CIP 2022-32) is consistent with the City's Sustainable Santee Plan and adopted FY 2022-26 Capital Improvement Program. Staff requests City Council authorize the Director of Development Service to approve change orders in a total amount not to exceed \$2,500.00 for unforeseen items and additional work.

ENVIRONMENTAL REVIEW

The proposed charging stations are a minor alteration of existing facilities. Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Categorical Exemption is provided pursuant to Class 1, Section 15301(a) Existing Facilities.

FINANCIAL STATEMENT 

Funding for the electric vehicle charging station in the amount of \$30,000.00 is included in the FY 2021-22 Capital Improvement Program budget and is provided by the General Fund. A transfer from the City Hall Improvements project budget will be required in the minimum amount of \$1,268.81 plus the amount of any change orders.



CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

KV for MB

Adopt Resolution:

- 1) Authorizing the City Manager to execute an amendment with A.M. Ortega, Inc. in the amount of \$31,268.81 for the installation of an electric vehicle charging station at City Hall (CIP 2022-32); and
- 2) Authorizing the Director of Development Services to approve change orders in a total amount not to exceed \$2,500.00 for unforeseen items and additional work.

ATTACHMENT

Resolution

Site Map

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH A.M. ORTEGA, INC. FOR THE INSTALLATION OF AN ELECTRIC VEHICLE CHARGING STATION AT CITY HALL (CIP 2022-32), AND DETERMINING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301(a) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the installation of electric vehicle (EV) charging stations is consistent with the Sustainable Santee Plan in order to reduce greenhouse gas emissions; and

WHEREAS, on June 26, 2021, the City Council awarded a three-year Professional Services Agreement to A.M. Ortega, Inc. for the installation of EV charging stations("Agreement"); and

WHEREAS, the installation of an EV charging station at City Hall (CIP 2022-32) will be consistent with the Sustainable Santee Plan and the adopted FY 2022-26 Capital Improvement Program; and

WHEREAS, staff recommends City Council authorize the City Manager to execute an amendment to the Agreement for the installation of an EV charging station at City Hall in the amount of \$31,268.81; and

WHEREAS, staff requests authorization for the Director of Development Services to approve change orders in a total amount not to exceed \$2,500.00 for unforeseen change orders and additional qualifying work; and

WHEREAS, funding for the installation of the vehicle charging station at City Hall (CIP 2022-32) is provided by the adopted FY 2022-26 Capital Improvement Program Budget.

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

SECTION 1: The City Manager is authorized to execute an amendment to the Agreement with A.M. Ortega Inc. in the amount of \$31,268.81 for the installation of a vehicle charging station at City Hall (CIP 2022-32).

SECTION 2: The Director of Development Services is authorized to approve change orders in a total amount not to exceed \$2,500.00 for unforeseen items and additional work.

SECTION 3: The City Clerk is directed to certify to the adoption of this Resolution.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11th day of August 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK



MAGNOLIA AVENUE

BUILDING 8

BUILDING 7

BUILDING 6

SANTEE CITY HALL

BUILDING 5

BUILDING 4

BUILDING 3

BUILDING 1

BUILDING 2

EV

SITE MAP



EV CHARGING STATION

MEETING DATE August 11, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE SCHOOL AREA (SANTANA HIGH SCHOOL) STREETLIGHT PROJECT CIP 2017-03, HSIPL 5429 (031) AS COMPLETE

DIRECTOR/DEPARTMENT Melanie Kush, Development Services *MK*

SUMMARY

This item requests City Council accept the School Area Streetlight Project CIP 2017-03, HSIPL 5429 (031) as complete. This project installed a total of 30 new street lights along Magnolia Avenue, Mast Boulevard, and Second Street as shown on the attached exhibit.

At its June 10, 2020 meeting, the City Council awarded the construction contract for the School Area Streetlight Project CIP 2017-03, HSIPL 5429 (031) for a total contract amount of \$395,000.00 to HMS Construction, Inc. and authorized the Director of Development Services to approve contract change orders in a total amount not to exceed \$59,250.00 for unforeseen items and additional work.

A Notice to Proceed was issued on August 10, 2020 and the work was completed on June 30, 2021. Seven change orders were authorized totaling \$46,018.64. The two main items for the change orders were to upgrade the existing induction streetlight luminaires in the area to LED fixtures and to install a new streetlight on the southeast corner of Magnolia Avenue and Second Street at the traffic signal.

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

FINANCIAL STATEMENT *fm*

The project design and construction are funded by a Caltrans Highway Safety Improvement Program (HSIP) Grant in the amount of \$584,525.00. The materials testing required for the construction was not eligible for reimbursement by the grant and the \$30,065 budget was funded through the Santee Roadway Lighting District Zone A Fund. The total available funding for the project is \$614,590.00 and the total project cost is as follows.

Design	\$ 29,990.26
Construction Contract	395,000.00
Construction Change Orders	46,018.64
Materials Testing	19,627.75
Construction Management/Inspection	34,132.44
Project Closeout/ Grant Reporting	10,000.00
<u>Total Revised Project Budget</u>	<u>\$ 534,769.09</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *KV for MB*

Adopt the attached Resolution accepting the School Area Streetlight Project CIP 2017-03, HSIPL 5429 (031) as complete.

ATTACHMENT

Resolution
Exhibit – Project Map



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ACCEPTING THE SCHOOL AREA (SANTANA HIGH SCHOOL) STREETLIGHT
PROJECT CIP 2017-03, HSIPL 5429 (031) AS COMPLETE**

WHEREAS, the City Council awarded the construction contract for the School Area Streetlight Project CIP 2017-03, HSIPL 5429 (031) to HMS Construction, Inc. on June 10, 2020 for \$395,000.00; and

WHEREAS, City Council authorized staff to approve construction change orders in a total amount not to exceed \$59,250.00; and

WHEREAS, seven change orders totaling \$46,018.64 were approved for additional streetlight installations and upgrades; and

WHEREAS, the project was completed for a total contract amount of \$441,018.64; and

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

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the construction of the School Area Streetlight Project CIP 2017-03, HSIPL 5429 (031) is accepted as complete on this date and the City Clerk is directed to record a Notice of Completion.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11th day of August, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

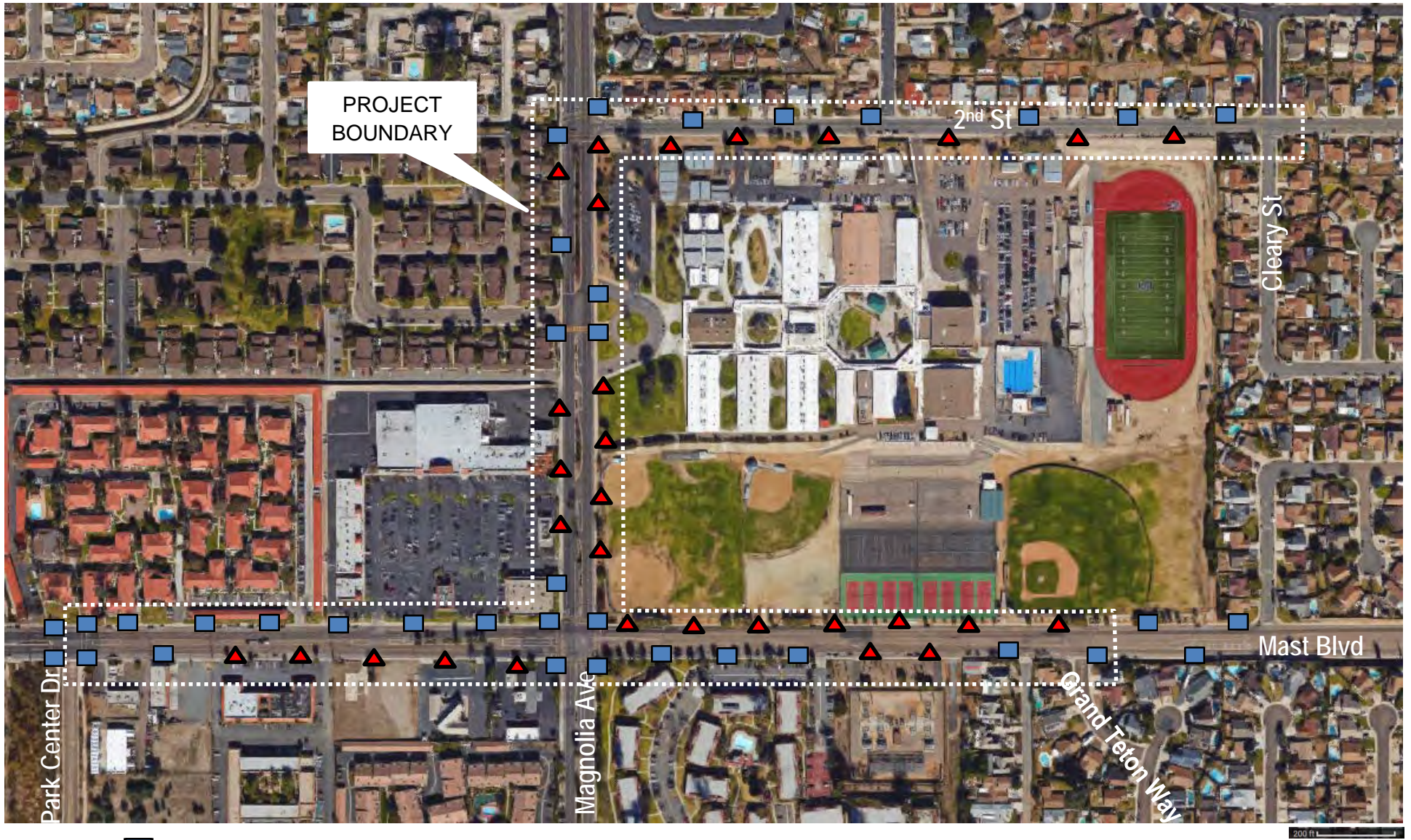
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

School Area (Santana High School) Streetlight Project CIP 2017-03



■ - Existing Street Light Locations

▲ - New Street Light Locations

MEETING DATE August 11, 2021

ITEM TITLE AUTHORIZATION OF THE THIRD AMENDMENT TO THE AGREEMENT WITH COUNTYWIDE MECHANICAL SYSTEMS INC. FOR HVAC MAINTENANCE AND REPAIRS SERVICES

DIRECTOR/DEPARTMENT Bill Maertz, Community Services *WML*

SUMMARY

On August 22, 2018, the City Council approved a contract with Countywide Mechanical Systems, Inc. for HVAC Maintenance and Repair Services for the period of October 1, 2018 through June 30, 2019 in the amount of \$20,305.00. On July 1, 2019, the City exercised its option to extend the agreement for a period of 12 months through June 30, 2020. The 12-month Contract amount for FY 2019-20 was \$24,715.00. On October 1, 2019, the City Manager approved the First Amendment to the contract to increase unit prices for the period October 1, 2019 through June 30, 2020 by 2.6% to reflect an increase in the San Diego Consumer Price Index, thus increasing the FY 2019-20 contract amount to \$25,196.94. On April 8, 2020, the City Council approved the Second Amendment to the contract to increase FY 2019-20 extra work by \$4,455.54 for needed repairs at City Hall and Fire Station #4, thus increasing the FY 2019-20 Contract amount to \$29,652.48. On July 1, 2020, the City extended the contract through June 30, 2021 in the amount of \$25,357.59. On July 1, 2021, the City extended the contract through June 30, 2022 and approved an increase in the contract amount of 1.7% to reflect changes in the San Diego Consumer Price Index, resulting in a FY 2021-22 contract amount of \$25,788.67.

The Third Amendment to the contract with Countywide Mechanical Systems, Inc. for HVAC Maintenance and Repairs Services will increase the FY 2021-22 contract amount by \$14,795.00 to install a ductless split air conditioning system in the City's Operations Center.

ENVIRONMENTAL REVIEW

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

FINANCIAL STATEMENT *mm*

Funding for this contract is provided in the adopted Fiscal Year 2021-22 Community Services Department operating budget.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *KV for MB*

Authorize the City Manager to execute the Third Amendment to the Contract with Countywide Mechanical Systems, Inc to increase the FY 2021-22 contract amount by \$14,795.00 to install a ductless split air conditioning system in the City's Operations Center.

ATTACHMENTS

None.



MEETING DATE August 11, 2021

ITEM TITLE RESOLUTION AUTHORIZING THE FOURTH AMENDMENT TO THE AGREEMENT WITH STEVEN SMITH LANDSCAPE, INC. FOR LANDSCAPE AND HORTICULTURAL MANAGEMENT SERVICES (AREA 1)

DIRECTOR/DEPARTMENT Bill Maertz, Community Services *WMM*

SUMMARY

On June 10, 2020, the City Council approved the agreement with Steven Smith Landscape, Inc. for Landscape and Horticultural Management Services for Area 1 ("Agreement") in the amount of \$586,791. To date a total of three amendments to the Agreement have been executed.

The FY 2021-22 General Fund budget increased grounds maintenance funding for annual replenishment of playground and dog park mulch in the amount of \$75,000. The recent renovation of Mast Park contributed to the need for increased mulch replenishment.

The Fourth Amendment to the Agreement will increase the FY 2021-22 Agreement amount by \$73,206.65 to supply, deliver and distribute engineered wood chips at Mast Park and Woodglen Vista Park, increasing the FY 2021-22 total Agreement amount from \$654,523.69 to \$727,730.34.

ENVIRONMENTAL REVIEW

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

FINANCIAL STATEMENT *m*

Funding for this Fourth Amendment is provided in the adopted Fiscal Year 2021-22 Community Services Department operating budget.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *KV for MB*

Adopt the resolution authorizing the City Manager to execute the Fourth Amendment to the Agreement with Steven Smith Landscape Inc. for Landscape and Horticultural Management Services (Area 1)

ATTACHMENTS

Resolution



**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTEE, CALIFORNIA APPROVING THE FOURTH
AMENDMENT TO THE AGREEMENT WITH
STEVEN SMITH LANDSCAPE INCORPORATED FOR
LANDSCAPE AND HORTICULTURAL MANAGEMENT
SERVICES (AREA 1)**

WHEREAS, on June 10, 2020, the City Council approved an agreement with Steven Smith Landscape, Inc. ("Consultant") for Landscape and Horticultural Management Services for Area 1 ("Agreement") in the amount of \$586,791 for Fiscal Year 2020-21 and authorized the City Manager to approve change orders in an amount up to 10% of the current Agreement amount; and

WHEREAS, on July 1, 2020, the City and Consultant entered into the Agreement; and

WHEREAS, on October 14, 2020, the City Council authorized the First Amendment to the Agreement to provide one-time brush clearance services in Mast Park West within a 35-foot firebreak adjacent to homes on Willowgrove Avenue west of Carlton Hills Boulevard, thus increasing the FY 2020-21 Agreement amount by \$42,000 from \$586,791 to \$628,791; and

WHEREAS, on November 18, 2020, the City Council authorized the Second Amendment to the Agreement to provide one-time brush clearance services in Mast Park within a roughly 30' to 50' foot firebreak adjacent to the residences between 9336 and 9055 Willowgrove Avenue, as well as the Metro Plaza commercial property, thus increasing the FY 2020-21 Agreement amount by \$31,172 from \$628,791 to \$659,963; and

WHEREAS, on March 29, 2021, the City Manager approved the Third Amendment to the Agreement to increase service to Mast Park West, the Walker Preserve, Deputy Ken Collier Park, and Sky Ranch mini park effective March 1, 2021, thus increasing the FY 2020-21 Agreement amount by \$18,930.56 (\$4,732.64 per month) from \$659,963 to \$678,893.56; and

WHEREAS, the FY 2021-22 General Fund budget increased grounds maintenance funding for annual replenishment of playground and dog park mulch; and

WHEREAS, on July 1, 2021, the City extended the Agreement through June 30, 2022 pursuant to Section 9 of the Agreement and granted an increase of 1.7% to the Agreement amount pursuant to Section 10 to reflect an increase in the San Diego Consumer Price Index, thus increasing the FY 2021-22 Agreement amount by \$11,310.69 from \$643,583.00 to \$654,523.69.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that it hereby approves the Fourth Amendment to the Agreement with Steven Smith Landscape, Inc., to increase the FY 2021-22 Agreement amount by \$73,206.65

RESOLUTION NO. _____

from \$654,523.69 to **\$727,730.34** and authorizes the City Manager to execute the Fourth Amendment.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11th day of August, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE August 11, 2021

ITEM TITLE RESOLUTION APPROVING OF THE TENTH AMENDMENT TO THE AGREEMENT WITH WEST COAST ARBORISTS INC. FOR URBAN FORESTRY SERVICES

DIRECTOR/DEPARTMENT Bill Maertz, Community Services *WMM*

SUMMARY

On June 13, 2018, the City Council awarded the contract for Urban Forestry Maintenance Services to West Coast Arborists Inc. ("WCA") in the amount of \$135,696.00 ("Contract"). To date, a total of nine amendments have been authorized to this agreement.

The Tenth Amendment to the Agreement will increase the FY 2021-22 Agreement amount by \$15,948.80 to provide one-time street tree trimming and removal to facilitate annual street paving projects by removing obstacles to paving operations, increasing the FY 2021-22 total Agreement amount from \$151,802.51 to \$167,751.31.

ENVIRONMENTAL REVIEW

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

FINANCIAL STATEMENT *m*

Funding for this Tenth Amendment is provided in the adopted Fiscal Year 2021-22 Community Services Department Gas Tax Fund operating budget.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *KJ for MB*

Adopt the Resolution approving the Tenth Amendment to the Agreement with West Coast Arborists Inc. for Urban Forestry Maintenance Services, increasing the FY 2021-22 contract amount by \$15,948.80 to provide one-time street tree trimming and removal to facilitate street paving projects.

ATTACHMENTS

Resolution



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING THE TENTH AMENDMENT TO THE CONTRACT WITH WEST COAST
ARBORISTS INCORPORATED FOR URBAN FORESTRY MAINTENANCE SERVICES**

WHEREAS, on June 13, 2018, the City Council approved a contract with West Coast Arborists Inc. (“Contractor”) for Urban Forestry Maintenance Services in the amount of \$135,696 for Fiscal Year 2018-19 and authorized the City Manager to approve change orders in an amount up to 10% of the current contract amount; and

WHEREAS, on July 1, 2018, the City and Contractor entered into a Contract for “Urban Forestry Maintenance Services” (“Contract”); and

WHEREAS, on October 10, 2018, the City Council approved the First Amendment to the Contract to increase extra work in the amount of \$49,000 to alleviate a fire hazard associated with trees and brush growing on a City-owned property, thus temporarily increasing the FY 2018-19 Contract amount to \$184,696; and

WHEREAS, on May 8, 2019, the City Council approved the Second Amendment to the Contract to increase Extra Work in the amount of \$42,602 to remove dead, dying, diseased or poorly structured trees in City parks, rights-of-way and flood channels and additional miscellaneous expenses, thus temporarily increasing the FY 2018-19 Contract amount from \$184,696 to \$227,298; and

WHEREAS, on September 18, 2019 the City Council approved the Third Amendment to the Contract to increase Extra Work in the amount of \$19,500 to prune 130 trees and remove one tree and stump within the Town Center Landscape Maintenance District (Zone A), thus increasing the FY 2019-20 Contract amount from \$135,696 to \$155,196, with the FY 2020-21 Contract amount reverting to \$135,696; and

WHEREAS, on May 8, 2020, the City Manager approved the Fourth Amendment to the Contract to increase Extra Work in FY 2019-20 in the amount of \$15,500 for removal of dead, dying and diseased trees throughout the City, thus increasing the FY 2019-20 Contract amount from \$155,196 to \$170,696; to extend the Contract through June 30, 2021; and to increase Extra Work in FY 2020-21 in the amount of \$13,569 to remove dead, dying, diseased and poorly structured trees throughout the City, thus increasing the FY 2020-21 Contract amount from \$135,696 to \$149,265; and

WHEREAS, on October 14, 2020 the City Council declared a local emergency and authorized the Fifth Amendment to the Contract to provide one-time emergency tree removal service in Mast Park West within a 35-foot firebreak adjacent to homes on Willowgrove Avenue west of Carlton Hills Boulevard, thus increasing the FY 2020-21 Contract amount by \$74,970 from \$149,265 to \$224,235; and

WHEREAS, on November 18, 2020, the City Council expanded the local emergency and authorized the Sixth Amendment to the Contract to provide one-time emergency tree removal service in Mast Park East within a 35-foot to 50-foot firebreak adjacent to homes on Willowgrove Avenue east of Carlton Hills Boulevard, thus increasing the FY 2020-21 Contract amount by \$37,740 from \$224,235 to \$261,975; and

WHEREAS, on February 10, 2021, the City Council approved the Seventh Amendment to the Contract to increase Extra Work in FY 2020-21 in the amount of \$68,250

RESOLUTION NO. _____

for the preparation of an Urban Forestry Management Plan, thus increasing the FY 2020-21 Contract amount from \$261,975 to \$330,225; and

WHEREAS, on June 9, 2021, the City Council approved the Eighth Amendment to the Contract to: 1) increase Extra Work to remove and replace dead, dying, poorly structured trees citywide at a total cost of \$31,820, and 2) apply \$19,540 in unspent funding authorized by the Fifth and Sixth Amendments to work authorized by the Eighth Amendment, thus increasing the FY 2020-21 Contract amount from \$330,225 to \$342,505; and

WHEREAS, on July 1, 2021, the City Manager extended the contract through June 30, 2022 pursuant to Section 9 of the contract and granted an increase of 1.7% to the contract amount pursuant to Section 10 to reflect an increase in the San Diego Consumer Price Index, thus increasing the FY 2021-22 contract amount by \$2,537.51 from 149,265.00 to \$151,802.51.

WHEREAS, on July 21, 2021, the City Manager approved the Ninth Amendment to the contract to: 1) extend the term for the preparation of an Urban Forestry Management Plan approved through the Seventh Amendment to December 31, 2021, and 2) extend the term for completion of the Extra Work to remove and replace dead, dying, poorly structured trees Citywide approved through the Eighth Amendment to December 31, 2021; and

WHEREAS, the City and Contractor now desire to execute a Tenth Amendment to the Contract to increase Extra Work to provide one-time street tree trimming and removal to accommodate annual street paving, increasing the Contract amount by \$15,948.80 from \$151,802.51 to **\$167,751.31**.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that it hereby approves the Tenth Amendment to the Contract with West Coast Arborists to increase the FY 2021-22 Contract amount by \$15,948.80 from \$151,802.51 to **\$167,751.31** and authorizes the City Manager to execute the Tenth Amendment. The FY 2022-23 Contract amount will revert to \$151,802.51.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 11th day of August 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE August 11, 2021


ITEM TITLE PUBLIC HEARING AND RESOLUTION FOR THE VACATION OF A STORM DRAIN EASEMENT (VAC 2021-01) AND APPROVAL OF A STORM DRAINAGE EASEMENT AT THE SANTEE LAKES RECREATION PRESERVE AND DETERMINING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301(a) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. LOCATION: 9310 FANITA PARKWAY

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

SUMMARY As part of the Santee Lakes Storm Drain Replacement (CIP 2020-24) project, the City requires modification to the existing storm drain easement dedicated and accepted per Document No. 1988-037483 located at the Santee Lakes Recreation Preserve which is owned and operated by the Padre Dam Municipal District (District). The new storm drain improvements include a cleanout structure to allow inspection, cleaning and maintenance that extends outside of the limits of the existing storm drain easement. This will require vacating the existing storm drain easement and dedication of a new storm drain easement which substantially reflects the original alignment, with minor alignment changes at the western end of the easement. (Refer to the Quitclaim Deed, Exhibit "A" and Storm Drainage Easement, Exhibit "B").

Division 9, Part 3, Chapter 3, Section 8320 of the Streets and Highways Code of the State of California provides that the City Council may vacate a public service easement by holding a public hearing and adopting a resolution of vacation. Staff recommends vacating the existing storm drain easement as indicated on the attached Exhibit "A", and authorizing the City Manager to execute a quitclaim deed for the vacated easement.

If the vacation is approved, the District will, in turn, grant a new drainage easement as attached in Exhibit "B" to the City of Santee for acceptance and execution by the Director of Development Services. The Director of Development Services is authorized to accept the storm drainage easement pursuant to authority granted by Resolution No. 148-89 of the Santee City Council adopted on August 9, 1989.

ENVIRONMENTAL REVIEW The project is categorically exempt from environmental review under section 15301(b) of the Guidelines to the California Environmental Quality Act as repair of existing facilities. 

FINANCIAL STATEMENT The cost for processing the easement vacation is included in the adopted Capital Improvement Program Budget for the Santee Lakes Storm Drain Replacement (CIP 2020-24) project.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *KV for MUB* Conduct and close the public hearing; and adopt the attached resolution vacating the storm drain easement, determining a categorical exemption; and authorizing the City Manager to execute the Quitclaim Deed in favor of Padre Dam Municipal Water District.

ATTACHMENTS

- Resolution
- Exhibit "A" – Quitclaim Deed
- Exhibit "B" – Storm Drainage Easement

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA FOR THE VACATION OF A STORM DRAIN EASEMENT (VAC 2021-
01) AND APPROVAL OF STORM DRAIN EASEMENT AT THE SANTEE LAKES
RECREATION PRESERVE AND DETERMINING A CATEGORICAL EXEMPTION
PURSUANT TO SECTION 15301(a) OF THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT
LOCATION: 9310 FANITA PARKWAY**

WHEREAS, The City requires a change to the limits of a storm drain easement located at the Santee Lakes Recreation Preserve for the construction of the Santee Lakes Storm Drain Replacement (CIP 2020-24) project; and

WHEREAS, the storm drain easement lies on property owned by the Padre Dam Municipal Water District ("District") dedicated per Document No. 1988-037483 of the Official Records of San Diego County; and

WHEREAS, the City and the District desire to vacate the existing storm drain easement dedicated per Document No. 1988-037483 through the execution of a Quitclaim Deed, in the form attached hereto as Exhibit "A" and to accept a new storm drain easement as shown in Exhibit "B" attached hereto; and

WHEREAS, Division 9, Part 3, Chapter 3, Section 8320 of the Streets and Highways Code of the State of California provides that the City Council may vacate a street, highway, or public service easement pursuant to the authority provided in that chapter by holding a public hearing to consider all evidence presented by any interested persons and thereafter adopting a resolution vacating the street, highway, or easement; and

WHEREAS, the City Council considered all recommendations by staff and public testimony at the public hearing held on August 11, 2021 at 6:30 pm at 10601 Magnolia Avenue in the Council Chambers.

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

SECTION 1. The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

SECTION 2. The project is categorically exempt from environmental review under section 15301(b) of the Guidelines to the California Environmental Quality Act as repair of existing facilities.

SECTION 3. The storm drain easement dedicated per Document No. 1988-037483 and as legally described in the Quitclaim Deed attached as Exhibit "A", is hereby vacated.

SECTION 4. The City Manager is authorized to execute the Quitclaim Deed attached as Exhibit "A"; and

RESOLUTION NO. _____

SECTION 5. The Director of Development Services is hereby authorized to accept the storm drain easement as shown in Exhibit “B”.

SECTION 6. The Council directs the City Clerk to record with the San Diego County Recorder this Resolution together with Exhibits “A” and “B” attached hereto.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 11th day of August, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachments:

Exhibit “A” – Quitclaim Deed

Exhibit “B” – Storm Drainage Easement

RECORDING REQUESTED BY:

City of Santee, California

AFTER RECORDING MAIL TO:

City Clerk
City of Santee
10601 Magnolia Avenue
Santee, CA 92071-1266

ABOVE SPACE FOR RECORDER'S USE

QUITCLAIM DEED

THIS DOCUMENT IS RECORDED AS A BENEFIT TO THE CITY OF SANTEE AND IS EXEMPT FROM RECORDING FEE PURSUANT TO SECTION 27383 OF CALIFORNIA GOVERNMENT CODE.

DOCUMENTARY TRANSFER TAX DUE \$0

ASSESSOR'S PARCEL NO. 380-031-25

PROJECT NO. CIP 2020-24

For a valuable consideration receipt of which is hereby acknowledged, the CITY OF SANTEE, a municipal corporation, does hereby remises, releases, and forever quitclaims to the PADRE DAM MUNICIPAL WATER DISTRICT, a municipal Water District of the State of California, in the County of San Diego, State of California, all that real property situated in the City of Santee, County of San Diego, State of California described as follows:

LEGAL DESCRIPTION

(see EXHIBIT – “A” attached)

WITNESS WHEREOF, the GRANTOR has executed this instrument on this _____ day
of _____, 2021.

OWNER:

By: _____
(sign here)

Marlene Best
(print name here)

City Manager
(title of signatory)

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interests in real property conveyed herein to PADRE DAM MUNICIPAL WATER DISTRICT, A Municipal Water District of the State of California, organized and existing under the Municipal Water District Act of 1911, as amended, is hereby accepted by order of its Board of Directors, and the Grantee consents to the recordation thereof by its duly authorized officer.

PADRE DAM MUNICIPAL WATER DISTRICT

By: _____ Date: _____
MARK NIEMIEC, P.E.

Title: DIRECTOR OF ENGINEERING AND PLANNING

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego }

On _____, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public [Seal]

EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT ABANDONMENT

ALL OF THAT EASEMENT DESCRIBED IN DEED TO PADRE DAM MUNICIPAL WATER DISTRICT RECORDED JANUARY 27, 1988, AS DOCUMENT NO. 88-037483 OF OFFICIAL RECORDS.

CONTAINING 15,266 SQUARE FEET (0.350 ACRES), MORE OR LESS.



Patrick A. McMichael, LS 6187 12/15/2021
Date



EXHIBIT 'B'

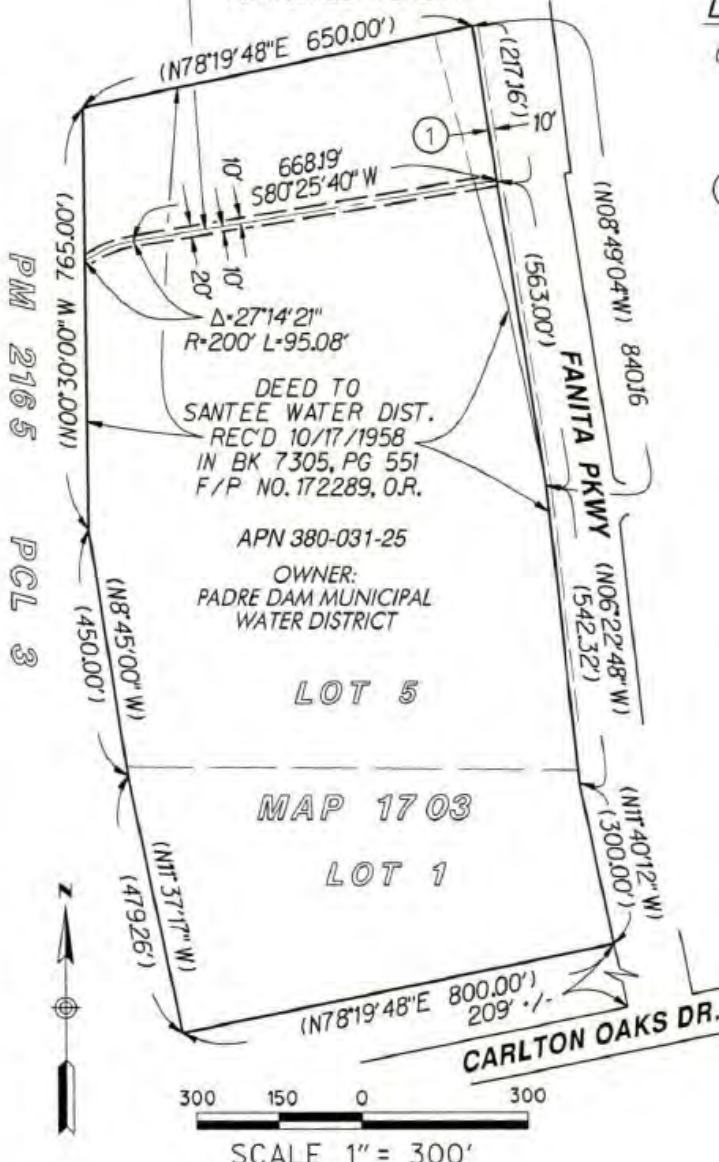
CENTERLINE OF A
20' WIDE DRAINAGE ESMT.
TO PADRE DAM MUNICIPAL
WATER DIST. REC'D 1/27/1988
AS FILE NO. 88-037483, O.R.
15,266± SQ. FT. (0.350 AC)
ABANDONED HEREON

LEGAL DESCRIPTION

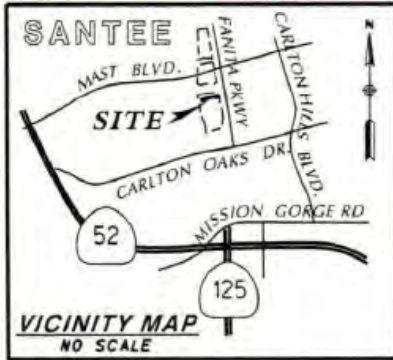
BEING A PORTION OF LOT 5 OF
THE RESUBDIVISION OF A PART
OF FANITA RANCHO MAP NO 1703
FILED IN THE OFFICE OF THE
COUNTY RECORDER FEB, 23, 1918.

LEGEND

- () RECORD DATA PER
20' WIDE DRAINAGE ESMT.
REC'D 1/27/1988 AS
FILE NO. 88-037483, O.R.
- ① 10' WIDE DRAINAGE ESMT
TO SANTEE COUNTY WATER
DISTRICT REC MAY 10, 1966
AS INST. NO. 77975 O.R.
& RE-RECORDED 3/28/1967
AS INST. NO. 22787



Patrick A. McMichael
PATRICK A. McMICHAEAL, LS 6187
DATE 4-16-2021



5620 FRIARS ROAD J. 17136-fs
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165

DRAINAGE EASEMENT
ABANDONMENT

Recording Requested by and
Upon Recordation, Please Return to:

PADRE DAM MUNICIPAL WATER DISTRICT
Post Office Box 719003
Santee, California 92072

EXEMPT FROM FILING FEES PURSUANT TO
GOVERNMENT CODE SECTION 6103

-- This Space for Recorder's Use Only --

STORM DRAINAGE EASEMENT
(Non-Exclusive)

Parcel No. 381-031-25

EXEMPT FROM DOCUMENTARY TRANSFER TAX \$-0-

PADRE DAM MUNICIPAL WATER DISTRICT, a municipal water district of the State of California ("Grantor") grants a Permanent Non-Exclusive Storm Drain Easement ("Easement") to CITY OF SANTEE, a municipal corporation of the State of California ("Grantee") in, upon, over, and across the property described in **Exhibit "A"** and shown in **Exhibit B"** attached hereto and incorporated herein.

- A. Purpose.** The Permanent Easement is for the installation, construction, maintenance, repair, replacement, reconstruction, and inspection of an enclosed storm drainage system, a portion of which is described in **Exhibits "A" and "B"**.
- B. Maintenance.** Grantee shall be responsible to operate, repair, maintain, and replace drainage improvements within the Easement. The Easement includes the right of ingress and egress to and along the Easement. Grantee shall keep the Easement clear of any buildings, structures, fences, trees, shrubs and other materials which may impair drainage of the Easement.
- C. Liability.** Grantee shall operate, repair, maintain and replace drainage improvements at its sole expense. Grantee shall hold harmless and indemnify Grantor from any and all claims or damages resulting from the storm drainage system within the Easement, its use for storm drainage, and improvements related solely to the storm drainage system.
- D. Non-Exclusivity.** The Permanent Easement is non-exclusive. Grantee may allow others the use of the Easement area so long as the additional use does not interfere with the granted use in the Easement.

Dated: _____

GRANTOR:

PADRE DAM MUNICIPAL WATER
DISTRICT

By: _____
MARK NIEMIEC

Title: Director of Engineering and Planning

(Notary Acknowledgment Required for Each Signatory)

**CITY OF SANTEE
CERTIFICATE OF ACCEPTANCE
FOR
DEDICATION OF REAL PROPERTY**

This is to certify the easement dedication dated _____ for a STORM DRAINAGE EASEMENT granted by The Padre Dam Municipal Water District to the City of Santee, a municipal corporation, is hereby accepted by the undersigned officers on behalf of the City of Santee pursuant to authority granted by Resolution No. 148-89 of the Santee City Council adopted on August 9, 1989.

CITY OF SANTEE

By: _____ Date: _____

Title: Director of Development Services

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of _____)

On _____ before me, _____ (insert name and title of the officer) personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (S e a l)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of _____)

On _____ before me, _____ (insert name and title of the officer) personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (S e a l)

EXHIBIT A

EXHIBIT "A" LEGAL DESCRIPTION DRAINAGE EASEMENT

BEING A PORTION OF LOT 5 OF THE RE-SUBDIVISION OF PART OF FANITA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FEBRUARY 28, 1918, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20.00 FEET WIDE LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LAND DESCRIBED IN DEED RECORDED OCTOBER 17, 1958 AS DOCUMENT NO. 172289 IN BOOK 7305, PAGE 551 OF OFFICIAL RECORDS OF SAID COUNTY;

- 1) THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAND NORTH 11°40'12" WEST 300.00 FEET;
- 2) THENCE NORTH 06°22'48" WEST 542.32 FEET;
- 3) THENCE LEAVING SAID BOUNDARY NORTH 08°49'04" WEST 563.00 FEET TO THE **TRUE POINT OF BEGINNING**;
- 4) THENCE SOUTH 80°25'40" WEST 713.94 FEET;
- 5) THENCE SOUTH 55°25'48" WEST 50.38 FEET TO THE WESTERLY BOUNDARY OF SAID LAND DESCRIBED IN DOCUMENT NO. 172289 AND THE **POINT OF TERMINATION**.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE AT SAID WESTERLY RIGHT-OF-WAY OF FANITA PARKWAY AND THE WESTERLY LINE OF SAID LAND DESCRIBED IN DEED RECORDED OCTOBER 17, 1958 AS DOCUMENT NO. 172289 IN BOOK 7305, PAGE 551 OF OFFICIAL RECORDS.

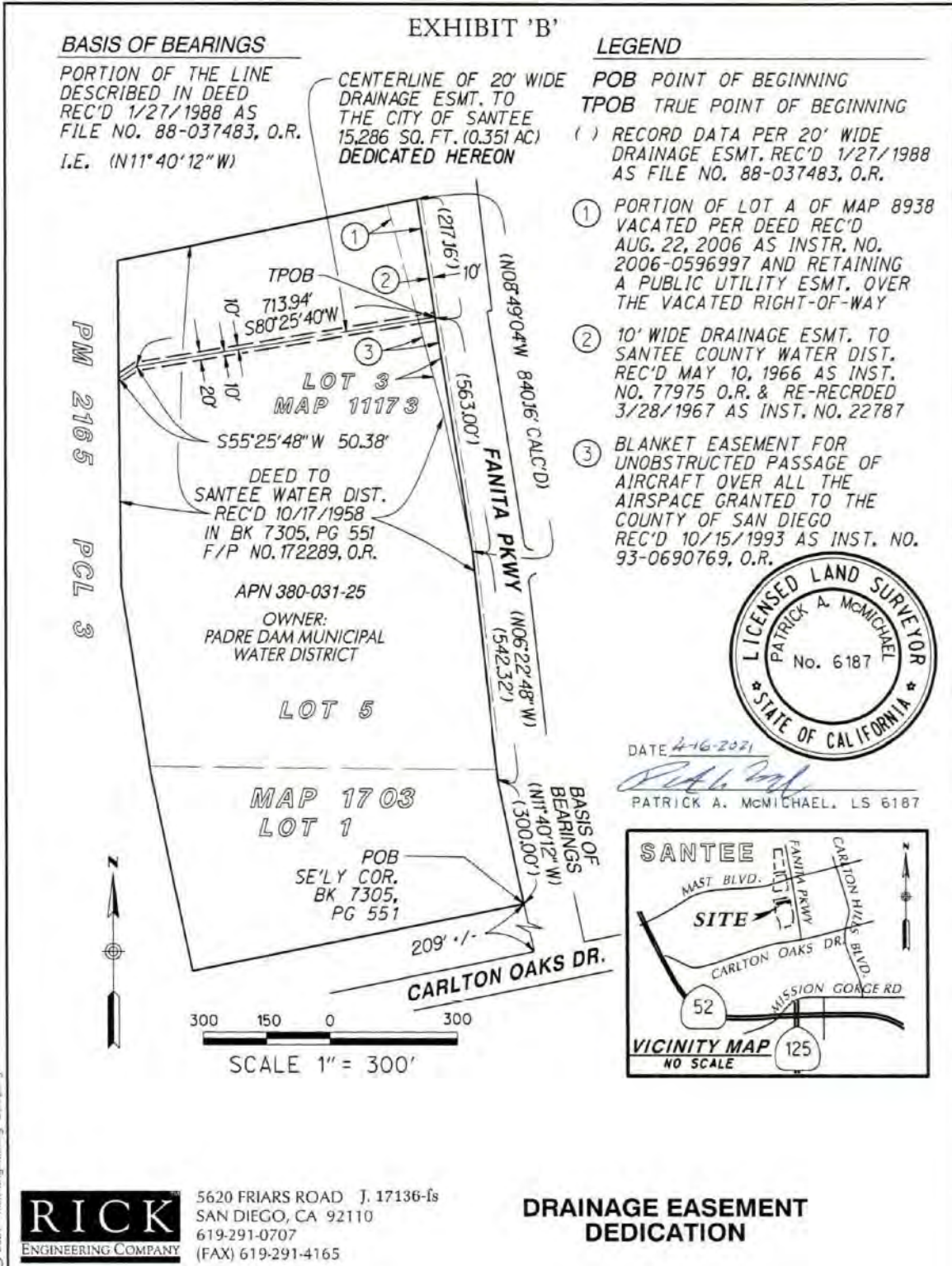
CONTAINING 15,286 SQUARE FEET (0.351 ACRES), MORE OR LESS.


Patrick A. McMichael, LS 6187

4/15/2011
Date



EXHIBIT B



MEETING DATE August 11, 2021

ITEM TITLE PUBLIC HEARING FOR A TENTATIVE MAP (TM2020-2), DEVELOPMENT REVIEW PERMIT (DR2020-4) AND A MITIGATED NEGATIVE DECLARATION (AEIS2020-4) PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR AN 80-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 7739 MISSION GORGE ROAD IN THE R-7 (MEDIUM DENSITY RESIDENTIAL) ZONE (APPLICANT: CORNERSTONE COMMUNITIES).

DIRECTOR/DEPARTMENT Melanie Kush, Development Services *MK*

SUMMARY The project is a request for a Tentative Map (TM2020-2) and Development Review Permit (DR2020-4) for a proposed 80-unit multiple-family residential condominium project on a 7-acre portion of a 10.38-acre property at 7739 Mission Gorge Road in the R-7 (Medium Density Residential) Zone (APNs 386-300-13, -29 and -31). The site is surrounded by existing commercial and residential development. The proposed project would be developed at a density of 11.4 dwelling units per acre, consistent with the R-7 designation which allows densities ranging between 7 and 14 dwelling units per acre. The project is consistent with the current General Plan Land Use Designation and Zoning Classification.

The condominium development would consist of 20 two-story buildings containing three, four, and five units ranging from 1,680 to 1,800 square feet. The buildings would have a maximum height of 30 feet. The condominiums would all have fenced private backyards and two-car garages. A total of 180 parking spaces are required and 187 parking spaces would be provided, including 160 in-garage spaces, and 27 guest spaces in surface parking areas. Primary vehicular access would be provided via an on-site private street extended from Aubrey Glen Drive. Drought-tolerant landscaping would be installed throughout the project site. A landscaped 22,000-square-foot common open space area containing recreational amenities would be provided. The common open space area would include a dog park, turf area, benches, picnic tables, and a tot lot.

ENVIRONMENTAL REVIEW Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS2020-4) was completed for the project which determined that all environmental impacts of the project would be less than significant with mitigation. A Mitigated Negative Declaration (State Clearinghouse No. 2021060435) has been prepared and was advertised for public review from June 18, 2021 to July 19, 2021. Two comment letters were received during this period, none of which raised any new environmental issues requiring substantial revisions to the Mitigated Negative Declaration or further environmental review. The Mitigated Negative Declaration is recommended for approval and adoption by the City Council. *m*

FINANCIAL STATEMENT Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$1,727,560.00.

CITY ATTORNEY REVIEW N/A Completed



RECOMMENDATION *KI for MB*

1. Conduct and close the Public Hearing; and
2. Find that Tentative Map TM2020-2 and Development Review Permit DR2020-4 will not have a significant effect on the environment with mitigation; approve the Mitigated Negative Declaration AEIS2020-4 and the Mitigation Monitoring Reporting Program prepared in accordance with CEQA; authorize a filing of a Notice of Determination; and
3. Adopt the attached resolution approving Tentative Map TM2020-2; and
4. Adopt the attached resolution approving Development Review Permit DR2020-4.

ATTACHMENTS

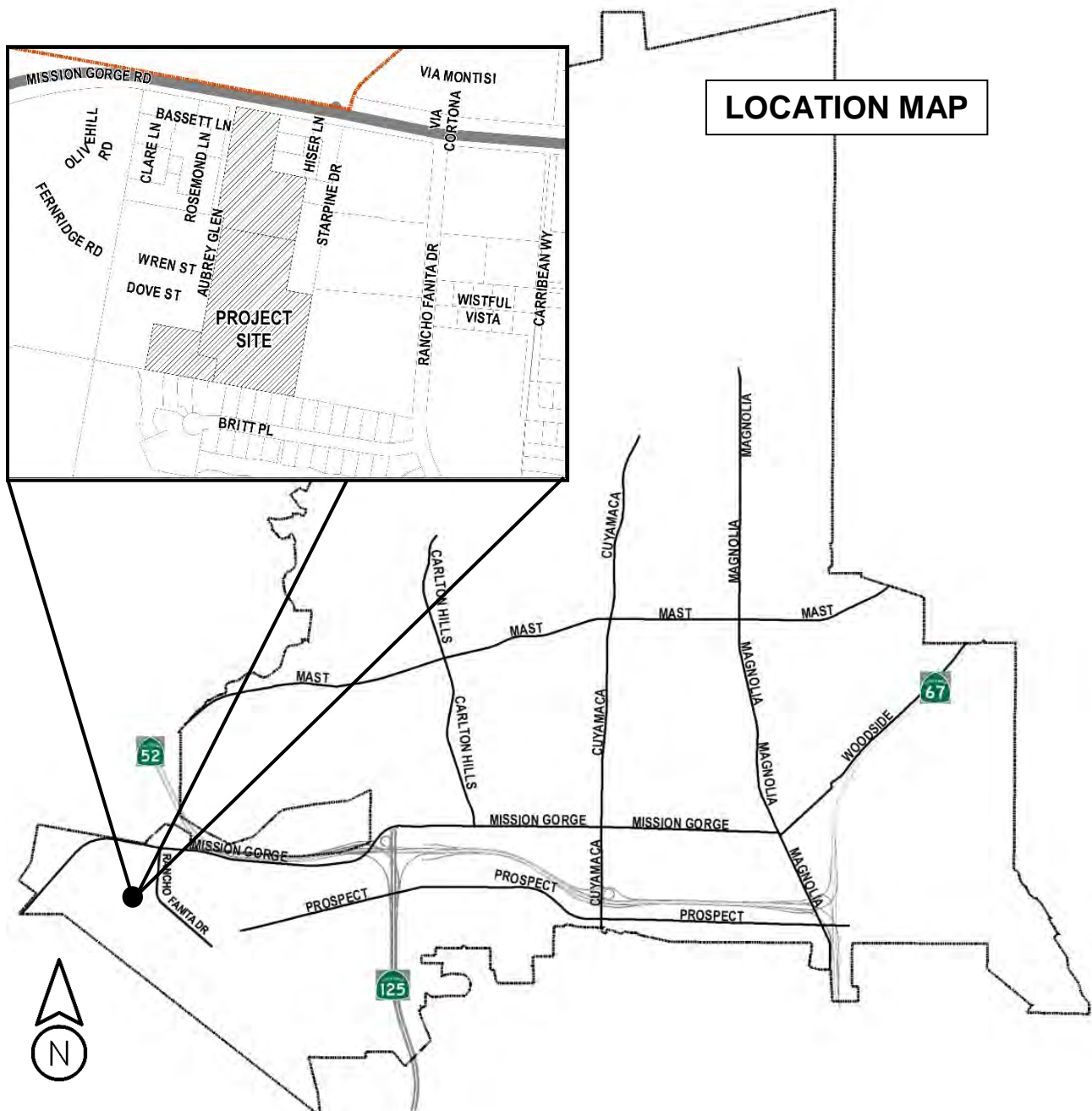
Staff Report
Aerial Vicinity Map
Project Plans
MND/Initial Study
Responses to Comments
Resolution for MND/MMRP
Resolution for Tentative Map
Resolution for Development Review Permit

STAFF REPORT

PUBLIC HEARING FOR A TENTATIVE MAP (TM2020-2), DEVELOPMENT REVIEW PERMIT (DR2020-4) AND A MITIGATED NEGATIVE DECLARATION (AEIS2020-4) PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR AN 80-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 7739 MISSION GORGE ROAD IN THE R-7 (MEDIUM DENSITY RESIDENTIAL) ZONE (APPLICANT: CORNERSTONE COMMUNITIES).

CITY COUNCIL MEETING, AUGUST 11, 2021

Notice of the Public Hearing was published in the East County Californian on July 30, 2021 and 358 adjacent owners or residents of property within 300 feet of the request and other interested parties were notified by U.S. Mail on July 29, 2021. The mailing of the notice included every occupant of the Pleasant Valley Mobile Home Park. In addition, notices were hand delivered to seven mobile homes nearest the project site.



A. SITUATION AND FACTS

1. Requested by Cornerstone Communities
2. Land Owner..... Charles R. Grant Family Trust
3. Type and Purpose of Request Tentative Map and Development Review Permit for a multi-family residential condominium complex comprised of 80 dwelling units.
4. Location 7739 Mission Gorge Road
5. Site Area 7-acre portion of a 10.38-acre lot
6. Number of lots..... 1
7. Hillside Overlay No
8. Existing Zoning..... R-7 (Medium Density Residential)
9. Proposed Zoning..... R-7 (Medium Density Residential)
10. Surrounding Zoning..... North: CG (General Commercial)
South: R-2 (Low-Medium Density Residential)
East: R-7 (Medium Density Residential)
West: R-7 (Medium Density Residential)
11. General Plan Designation R-7 (Medium Density Residential)
12. Proposed G.P. Designation..... Not Applicable
13. Existing Land Use Three single-family residences (vacant)
14. Surrounding Land Use North: Pure-Flo buildings (vacant)
South: Single-family residences (Britt Place)
East: Pepper Townhomes
West: Pleasant Valley Mobile Home Park and Aubrey Glen condominiums
15. Terrain..... Moderate downward south-to-north slope
16. Environmental Status A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with the California Environmental Quality Act.
17. APN..... 386-300-13, -29 and -31
18. Within Airport Influence Area..... No, the project is not within Airport Influence Area 1 and would not require consistency review with the Gillespie Field Airport Land Use Compatibility Plan (ALUCP).

B. BACKGROUND

Existing Conditions:

The project site consists of a southerly 7-acre portion of a 10.38-acre lot located at 7739 Mission Gorge Road. The project site is developed with three single-family residences that were built in the 1940s and 1950s and which are currently unoccupied. The northerly portion of the lot consists of several vacant commercial structures associated with the former Pure Flo Water bottling and distribution business that operated on site until December 2018. No changes are proposed to the northern portion of the project site fronting Mission Gorge Road, including the existing commercial buildings.

The site is surrounded by residential and commercial development. Single-family homes are located directly south and upslope from the site along Britt Place. The Pepper Townhomes are located directly east of the project site. The Pleasant Valley Mobile Home Park adjoins the site to the west and the Aubrey Glen condominium development is also located northwest of site across Aubrey Glen Drive. A convenience store, sandwich shop, and car wash are located north of the project site, along Mission Gorge Road.

The site has a natural slope with a moderate decline to the north. The site ranges in elevation from approximately +360 feet mean sea level (msl) near Mission Gorge Road to approximately +430 feet msl in the southwest corner. This ± 70 -foot elevation differential occurs over about 575 feet, a surface gradient of approximately 12%. Surface runoff flows overland in the northerly direction towards inlets along Mission Gorge Road and ultimately to the San Diego River. A biological survey of the site prepared by Alden Environmental, Inc. on October 2, 2020 shows no sensitive plants or wildlife on the site.

C. PROJECT DESCRIPTION

Overview:

The project is a request for a Tentative Map and Development Review Permit for an 80-unit condominium project on approximately 7 acres, consisting of twenty buildings with associated parking, drive aisles, utility improvements, recreational areas, and landscaping. Of the 20 buildings proposed, eight would have three attached units, four would have four attached units and eight would have five attached units. A remainder parcel would also be created with the final map, for the future redevelopment of the northerly area of the property.

The proposed buildings would consist of two stories and have a maximum height of 30 feet. All of the units would have three bedrooms and living areas ranging from 1,680 to 1,800 square feet. Each unit would include an at-grade two-car garage with a level 2 vehicle charger. All buildings would be constructed with a combination siding/stucco finish and concrete tile roofing.

Aubrey Glen would be improved as a cul-de-sac adjacent to the condominium project site. Vehicular access would be provided from a new driveway along Aubrey Glen Drive and internal circulation would be provided via interior roads connecting to a main private road. A five-foot wide sidewalk would be constructed along the project frontage on Aubrey Glen Drive connecting to the existing sidewalk along the west side of the roadway. A transition would be constructed from the northerly limits of the project to meet the existing private improvements along the easterly side of the roadway. The full improvement to Aubrey Glen, along the east side, would be completed with the future

redevelopment of the remainder parcel. A driveway would also be constructed within the cul-de-sac to serve the Pleasant Valley Mobile Home Park.

Common open space would be provided and would include picnic tables, benches, a turf area, tot lot, and a dog park. The common area and street frontages would be landscaped with low water use plants, decomposed granite, and planted bioswales. Trees would be planted throughout the project site. The proposed landscaping consists of low maintenance and drought tolerant trees. Level 2 vehicle charging stations, rooftop solar panels, and rain barrels would be incorporated in the project.

Zoning Requirements:

Development Standards: The site would be subject to the development standards of the R-7 zone, which are delineated in Chapter 13.10 of the Santee Municipal Code. The maximum allowable density in the R-7 zone is 14 units per acre. The project proposes a density of 11.4 dwelling units per acre. The maximum allowable height is 35 feet or three stories. This project proposes two stories and a maximum height of 30 feet. There is a 55% lot coverage limitation in the R-7 zone and the development proposes 38.4% coverage. The setbacks in the R-7 zone are 10 feet along each property line and along the project's frontage along Aubrey Glen Drive a 20-foot wide setback is required. The project would meet the minimum setback requirements.

On-Site Parking: Parking requirements for residential condominiums are established in Section 13.24.040(A)(2) of the Santee Municipal Code and 180 on-site parking spaces are required for a project of this type and size. Dwelling units with two or more bedrooms must provide two parking spaces per unit. In addition, one guest parking space must be provided for every four dwelling units. The project would provide two parking spaces within a garage for each unit, one accessible parking space, and 27 surface guest parking spaces for a total of 187 on-site parking spaces. Approximately 500 cubic feet of storage space would be provided within each garage, exceeding the requirement of 150 cubic feet of storage space per unit. Each garage would meet the minimum interior garage dimensions of 20 feet by 20 feet.

Private and Common Open Space: Approximately 600 square feet of private open space would be provided per unit as enclosed ground-floor backyards, exceeding the minimum private open space requirement of 100 square feet per unit. Approximately 22,000 square feet of common open space would be provided in a centrally located area, with amenities for a range of age groups with mostly passive recreational uses, including grills, benches, picnic tables, a dog park, and a turf area, exceeding the minimum common open space requirement of 12,000 square feet. The site is proximate to Big Rock Park and a trailhead to the Mission Trails Regional Park, which offer additional recreational amenities. The recreational areas are approximately 1-2 miles from the site either by foot or car.

D. ANALYSIS

General Plan/Zoning Consistency:

The project is consistent with the General Plan and Zoning Ordinance. The project would be developed at a density of 14 dwelling units per acre which is consistent with the R-7 General Plan land use designation/zoning classification allowing 7–14 dwelling units per gross acre. The project furthers Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. The project proposes a net gain of 77 residences (80 minus demolition of three residences) that would be added to the City's housing stock. The subject 7-acre portion of the site is not on the Housing Element Sites Inventory.

The use of the two-car garages for resident parking, as intended by the Municipal Code, is a key component of multiple-family development. Therefore, the project has been conditioned to include language in the recorded Covenants, Conditions and Restrictions (CC&Rs) for the condominium development that requires residents of the development to make their required garage parking spaces available for parking of automobiles at all times, with provisions that grant the Homeowner's Association (HOA) the right to inspect private garages and ensure residents' compliance with this parking requirement. The condition would also require that guest parking spaces not be used as long-term parking by residents of the condominium development.

Compatibility with On-site and Adjacent Land Uses:

The proposed multiple-family condominium project is compatible with the existing developments in the immediate vicinity, including the Aubrey Glen condominiums located west of the project site and the Pepper Townhomes east of the project site. These nearby residential communities exhibit densities ranging from 12 dwelling units per acre at Pepper Townhomes to 16 dwelling units per acre at Aubrey Glen condominiums.

The building design consists of varied structure height, projections, and window treatments to soften the scale and massing. The project is conditioned to include decorative accent features and wall offsets that more readily distinguish each unit. As conditioned, the architecture would be compatible with the other residential communities in the neighborhood.

The project proposes perimeter retaining walls that range in height from four feet to 20 feet, with the 20-foot wall segments along the southern perimeter of the site, downslope from the single-family residential development along Britt Place. To ensure that these walls are compatible with, and do not adversely impact surrounding properties, the project has been conditioned to construct these walls with decorative block. None of the proposed walls would face existing developments surrounding the project site.

Traffic:

According to a Vehicle Miles Traveled (VMT) Assessment prepared for the project by Linscott, Law and Greenspan, Engineers a residential condominium land use is estimated to generate eight trips per unit. Therefore, the net addition of 80 condominium units would generate 640 Average Daily Trips. Based on Institute of Traffic Engineers (ITE) guidelines, since the Laurel Heights project is consistent with the General Plan designation and generates less than 1,000 ADT (i.e., 640 ADT), a VMT analysis is not necessary.

Safe Routes to School:

This project would be served by Chet F. Harritt School, located at the end of Arlette Street about 300 feet east of Big Rock Road, and West Hills High School, located along Mast Boulevard. The prospective route to Chet F. Harritt School would have sidewalks along its entire length with project improvements. The intersection along this route at Fanita Drive and Mission Gorge Road is controlled by a signalized intersection. The intersection at Arlette Street and Big Rock Road is controlled by a three-way stop and striped with crosswalks. The total walking distance from the proposed development to Chet F. Harritt School would be approximately 1 mile and 2 miles to West Hills High School.

Drainage:

Drainage patterns for the proposed project will remain similar to existing drainage patterns. Onsite storm water treatment is proposed, including direct flows into a detention vault and then a water quality basin. Storm water will then flow into existing inlets along Mission Gorge Road and ultimately drain to the San Diego River.

Environmental Status:

Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS2020-4) was completed for the project which determined that all environmental impacts of the project would be less than significant with mitigation. A Mitigated Negative Declaration (State Clearinghouse No. 2021060435) has been prepared and was advertised for public review from June 18, 2021 to July 19, 2021. Two comment letters were received during this period, none of which raised any new environmental issues requiring substantial revisions to the Mitigated Negative Declaration or further environmental review. Responses to comments received have been prepared. The Mitigated Negative Declaration, which includes a Mitigation Monitoring and Reporting Program (MMRP), is recommended for adoption.

Impact Fees:

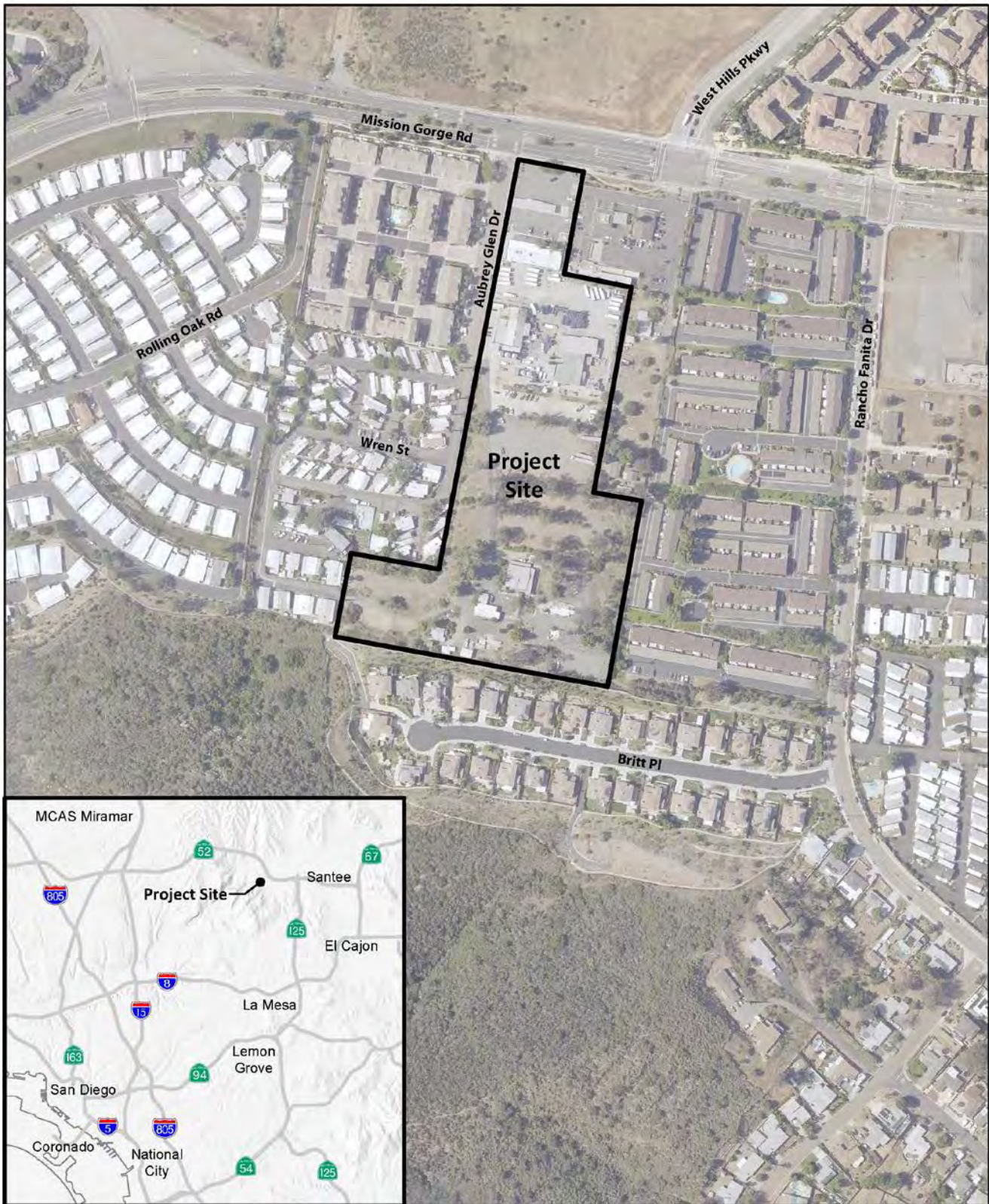
The proposed development would trigger the payment of development impact fees to the City in the estimated amounts as listed below:

Drainage	\$ 172,080.00
Traffic	\$ 198,080.00
Traffic Signal	\$ 20,480.00
Park-in-Lieu	\$ 618,160.00
Public Facilities . .	\$ 507,920.00
RTCIP Fee	\$ 210,840.00
Total	\$1,727,560.00

E. STAFF RECOMMENDATION

1. Conduct and close the Public Hearing; and
2. Find that Tentative Map TM2020-2 and Development Review Permit DR2020-4 will not have a significant effect on the environment with mitigation; approve the Mitigated Negative Declaration AEIS2020-4 and the Mitigation Monitoring Reporting Program prepared in accordance with CEQA; authorize a filing of a Notice of Determination; and
3. Adopt the attached resolution approving Tentative Map TM2020-2; and
4. Adopt the attached resolution approving Development Review Permit DR2020-4.

ATTACHMENT A – AERIAL VICINITY MAP
Laurel Heights TM2020-2/DR2020-4/AEIS2020-4



LAUREL HEIGHTS

MULTI-FAMILY RESIDENTIAL

SANTEE, CALIFORNIA BY CORNERSTONE COMMUNITIES

PROJECT TEAM

OWNER:
CORNERSTONE COMMUNITIES
4500 Friar Road, Suite 400
San Diego, CA 92121
Contact: Jack Schmitt
(619) 499-9700 ext. 4100
(619) 462-2000 ext. 4100
Email: jrschmitt@cornerstonecomm.com

ARCHITECT:
STARCK ARCHITECTS - INC - PLANNING
2445 Kellner Blvd., S. Bldg. 100
San Diego, CA 92101
Contact: Joe Hawkins
(619) 715-9600 ext. 4114
1815 1/2 30th Street, S.A.
Email: john@starck.com

CIVIL ENGINEER:
MCP ENGINEERING
6540 Friar Rd.
San Diego, CA 92121
10130 Koll Center Cir. #111
(619) 484-7000
Email: kva@mcpe.com

LANDSCAPE ARCHITECTS:
HONAN ARCHITECTS, P.C.
2701 Avenida
San Diego, CA 92108
Contact: John Hawkins
(619) 715-9600 ext. X102
(619) 511-2070 ext. 101
Email: john@honan.com



PROJECT DATA

PROJECT DESCRIPTION: CONVERSION OF EXISTING SINGLE-FAMILY RESIDENTIAL TO MULTI-FAMILY RESIDENTIAL DEVELOPMENT

TYPE OF DEVELOPMENT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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

DATE PREPARED: 8/2

NUMBER OF SHEETS: 17

PROJECT NUMBER: TM2020-2/DR2020-4

AREA ANALYSIS

ISSUES TO BE:

SHEET INDEX

NO.	DESCRIPTION
1	GENERAL NOTES
2	FOUNDATION
3	FOUNDATION
4	FOUNDATION
5	FOUNDATION
6	FOUNDATION
7	FOUNDATION
8	FOUNDATION
9	FOUNDATION
10	FOUNDATION
11	FOUNDATION
12	FOUNDATION
13	FOUNDATION
14	FOUNDATION
15	FOUNDATION
16	FOUNDATION
17	FOUNDATION



2075 Kellner Boulevard Suite 100 San Diego California 92101
619 299 7070 | www.starck.com

LAUREL HEIGHTS
APPLICANT: CORNERSTONE COMMUNITIES
20200300 - DWG

1 OF 17
TITLESHEET
ISSUE DATE: 08/20/21



AREA CALC - LAUREL HEIGHTS	AREA	#BEDROOMS	#BATHROOMS
PLAN 1		3	2.5
FIRST FLOOR	628,000 S.F.		
SECOND FLOOR	671,478 S.F.		
TOTAL LIVING AREA	1,299,478 S.F.		
GARAGE	416,813 S.F.		
PLAN 1 (ACCESSIBLE UNIT)		3	2.5
FIRST FLOOR	623,500 S.F.		
SECOND FLOOR	671,478 S.F.		
TOTAL LIVING AREA	1,294,978 S.F.		
GARAGE	453,313 S.F.		
PLAN 2		3+ LOFT	2.5
FIRST FLOOR	667,484 S.F.		
SECOND FLOOR	1,065,228 S.F.		
TOTAL LIVING AREA	1,732,712 S.F.		
GARAGE	435,543 S.F.		
PLAN 3		3+ LOFT	2.5
FIRST FLOOR	617,219 S.F.		
SECOND FLOOR	1,200,744 S.F.		
TOTAL LIVING AREA	1,817,963 S.F.		
SMALL GARAGE	480,182 S.F.		
UTILITY GARAGE	25,110 S.F.		
LARGE GARAGE	607,658 S.F.		



PLAN	FLOOR	AREA	ROOMS
PLAN 1	FIRST FLOOR	628,000	3 BED, 2.5 BATH
PLAN 1	SECOND FLOOR	671,478	3 BED, 2.5 BATH
PLAN 1	TOTAL LIVING AREA	1,299,478	
PLAN 1	GARAGE	416,813	
PLAN 1 (ACCESSIBLE UNIT)	FIRST FLOOR	623,500	3 BED, 2.5 BATH
PLAN 1 (ACCESSIBLE UNIT)	SECOND FLOOR	671,478	3 BED, 2.5 BATH
PLAN 1 (ACCESSIBLE UNIT)	TOTAL LIVING AREA	1,294,978	
PLAN 1 (ACCESSIBLE UNIT)	GARAGE	453,313	
PLAN 2	FIRST FLOOR	667,484	3+ LOFT, 2.5 BATH
PLAN 2	SECOND FLOOR	1,065,228	3+ LOFT, 2.5 BATH
PLAN 2	TOTAL LIVING AREA	1,732,712	
PLAN 2	GARAGE	435,543	
PLAN 3	FIRST FLOOR	617,219	3+ LOFT, 2.5 BATH
PLAN 3	SECOND FLOOR	1,200,744	3+ LOFT, 2.5 BATH
PLAN 3	TOTAL LIVING AREA	1,817,963	
PLAN 3	SMALL GARAGE	480,182	
PLAN 3	UTILITY GARAGE	25,110	
PLAN 3	LARGE GARAGE	607,658	

COLOR SCHEME #



STARCK
Architects + Planning

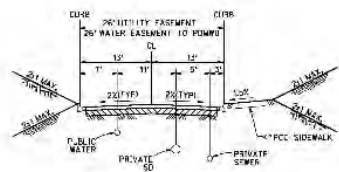
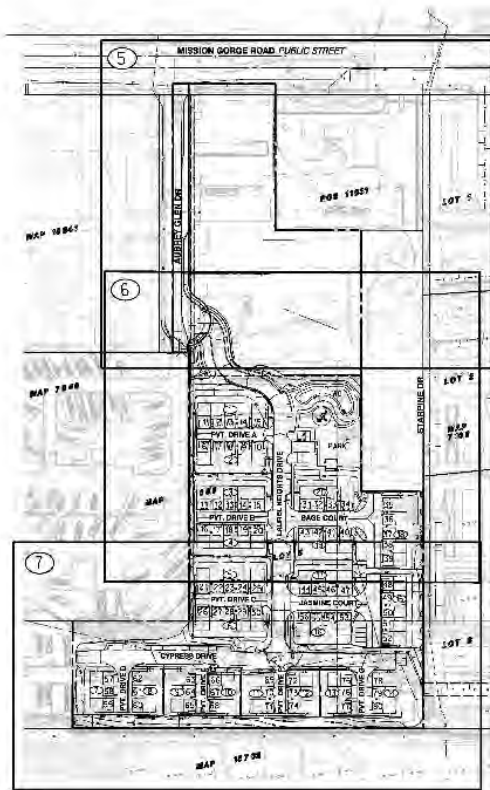
2075 Kettner Boulevard Suite 100 San Diego California 92101
619 298 7070 | www.starckap.com

LAUREL HEIGHTS

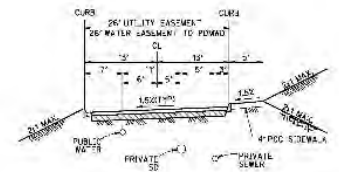
APPLICANT: CORNHUSON - COMMUNE 11-S
20200305 DWG

2 OF 17

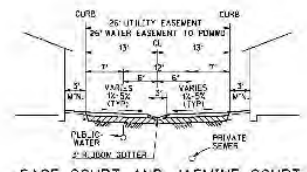
AREA
CALCULATIONS
ISSUE DATE: 02/2020



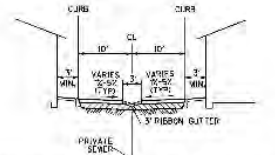
LAUREL HEIGHTS DRIVE (PRIVATE ROAD)
NO PARKING
NOT TO SCALE



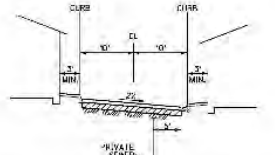
CYPRESS DRIVE (PRIVATE ROAD)
NOT TO SCALE



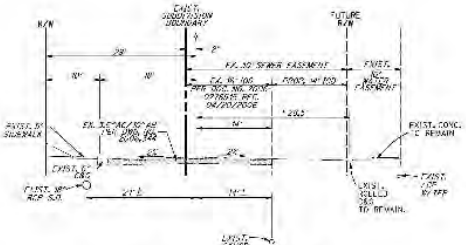
SAGE COURT AND JASMINE COURT (PRIVATE DRIVEWAYS)
NOT TO SCALE



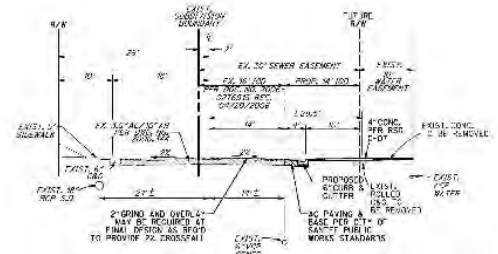
PRIVATE DRIVEWAYS (A THRU C)
NOT TO SCALE



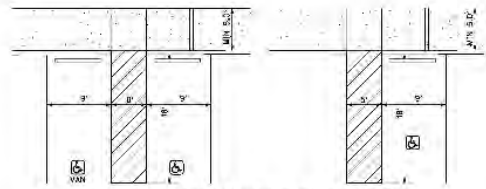
PRIVATE DRIVEWAYS (D THRU G)
NOT TO SCALE



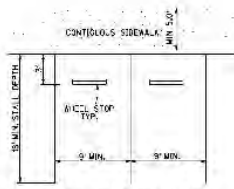
EXIST. AUBREY GLEN DRIVE
SCALE 1/4" = 10'



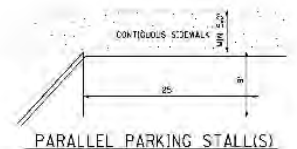
AUBREY GLEN DRIVE AT PROPOSED 6' CURB & CUTTER
SCALE 1/4" = 10'



DISABLED PARKING STALL(S)
NO SCALE



TYPICAL PARKING STALL FOR PARK SITE
NO SCALE



PARALLEL PARKING STALL(S)
NO SCALE

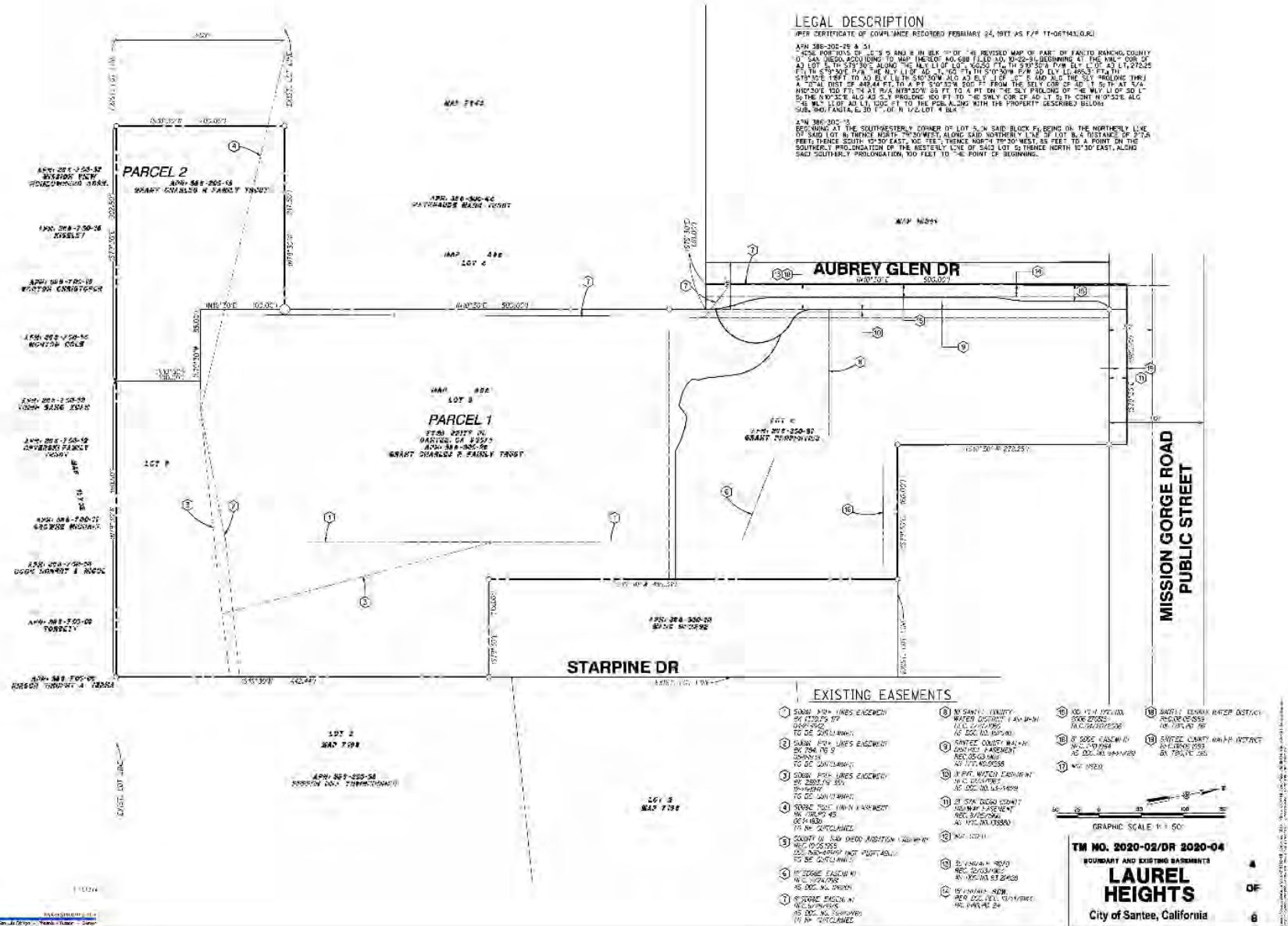
TM NO. 2020-02/DR 2020-04
KEY MAP/DETAIL/STREET SECTIONS
LAUREL HEIGHTS
City of Santee, California

2
OF
8

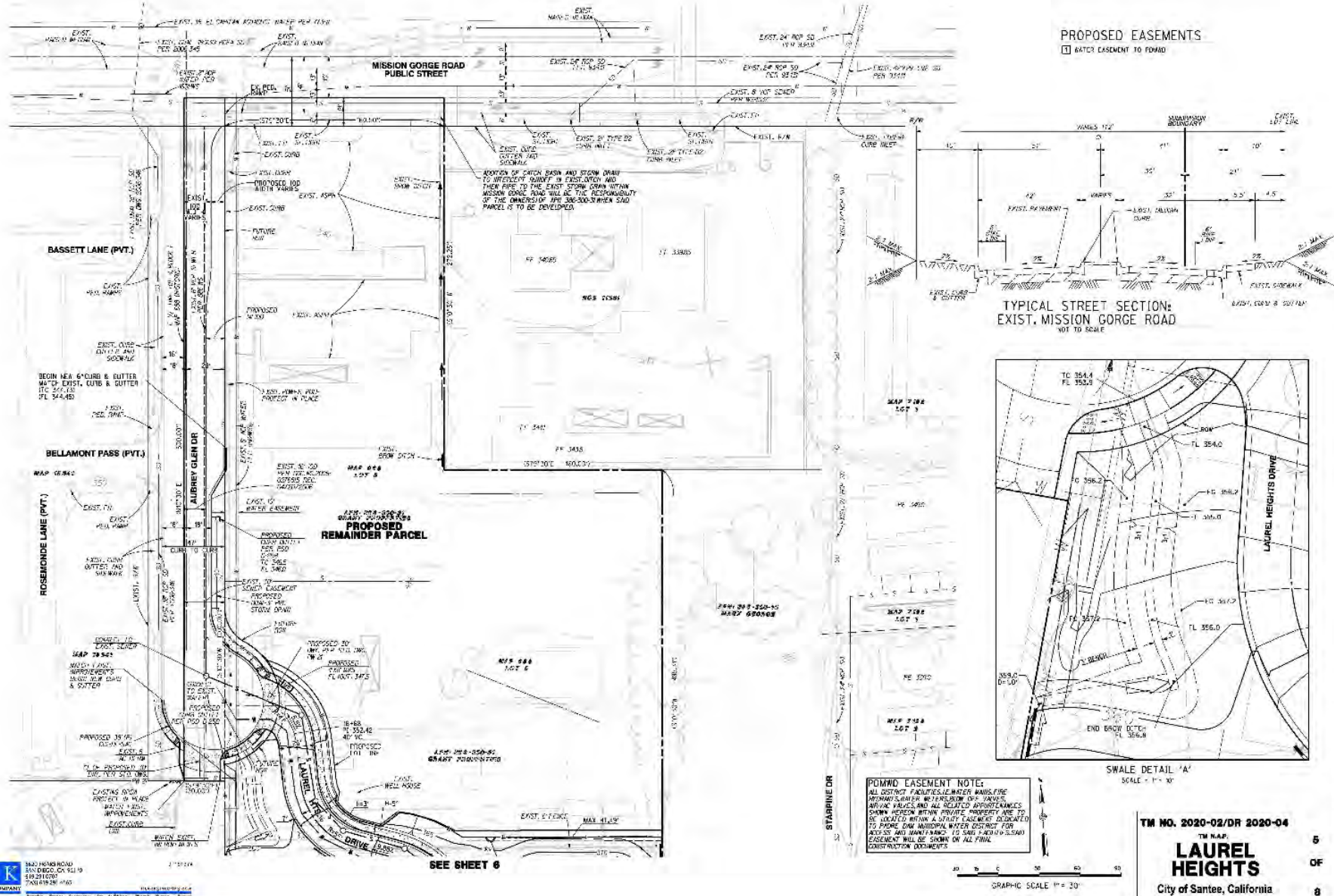
RICK
SANDERSON ENGINEERS
3842 HARBORCROSS
SAN DIEGO, CA 92110
619.211.0700
619.419.2611 FAX

170224

Travis - Design - Construction - Civil - PE Reg. - Travis - Planner - Survey



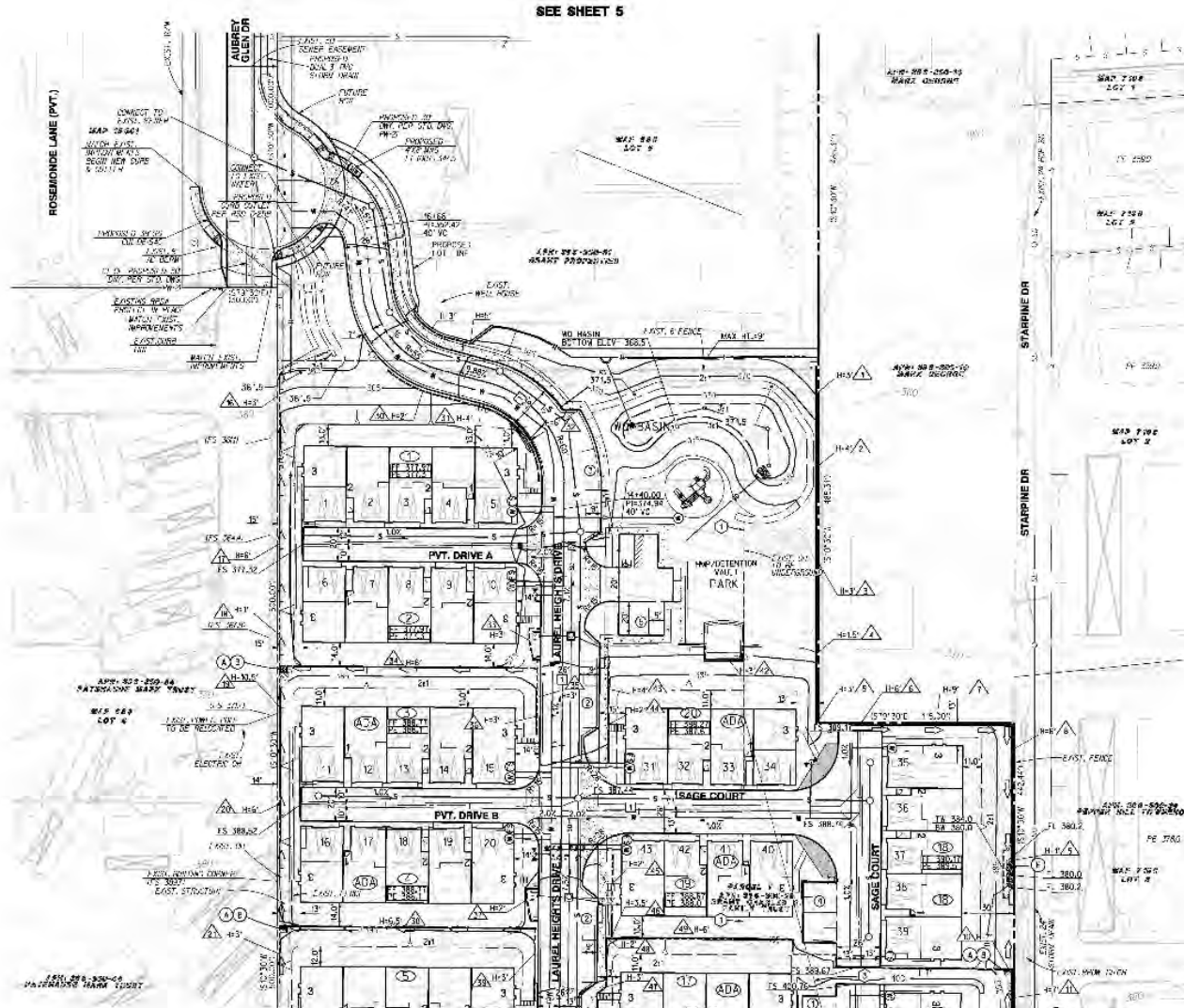
RICK
 CIVIL ENGINEERS & ARCHITECTS
 1801 BOND ROAD
 SAN DIEGO, CA 92119
 (619) 591-0100
 (619) 591-0101
 (619) 591-0102



RICK
 INCORPORATING LEXIPART
 ENGINEERS

3820 HENSLOW ROAD
 SAN DIEGO, CA 92119
 619.210.0100
 7610 HENSLOW ROAD
 SAN DIEGO, CA 92121
 619.210.0100

Drawn: George Carverano, Scale: 1/8" = 1'-0"
 Title: Laurel Heights - Drive



SEE SHEET 5

SEE SHEET 7

WALL ELEVATION TABLE

74	84
365.1 362.2	
371.1 366.2	
376.7 372.4	
378.2 376.9	
383.5 381.6	
385.4 380.2	
386.2 377.8	
388.9 376.7	
390.7 380.4	
391.2 381.6	
395.0 389.3	
396.0 384.0	
397.0 387.1	
398.0 385.0	
401.0 398.6	
405.0 402.6	
410.4 404.2	
412.6 377.7	
415.5 375.0	
417.7 380.8	
418.0 382.0	
421.1 411.1	
425.9 411.1	
426.5 418.4	
427.8 412.1	
428.5 405.4	
432.7 406.0	
436.0 405.2	
441.1 430.2	
364.6 364.7	
370.8 366.0	
381.1 370.6	
375.0 375.8	
353.0 375.0	
350.0 381.6	
356.0 383.0	
353.5 390.2	
353.7 387.1	
356.0 393.1	
406.0 398.4	
404.0 398.0	
383.0 387.5	
385.0 387.5	
388.2 390.2	
393.0 391.0	
393.5 387.5	
402.5 398.8	
406.7 401.0	
406.0 400.0	
416.4 414.4	
416.3 414.4	
415.5 409.5	
412.2 405.0	
412.2 405.3	
407.0 405.0	
404.1 405.1	
406.6 405.1	
403.0 398.6	

EXISTING EASEMENTS

- 1) 10' SIDE WALK EASEMENT TO 2020-02-01
- 2) 10' SIDE WALK EASEMENT TO 2020-02-01

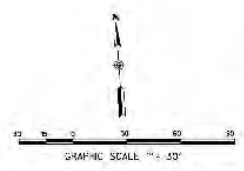
PROPOSED EASEMENTS

- 1) WALKWAY EASEMENT TO PARKING

CONSTRUCTION NOTES

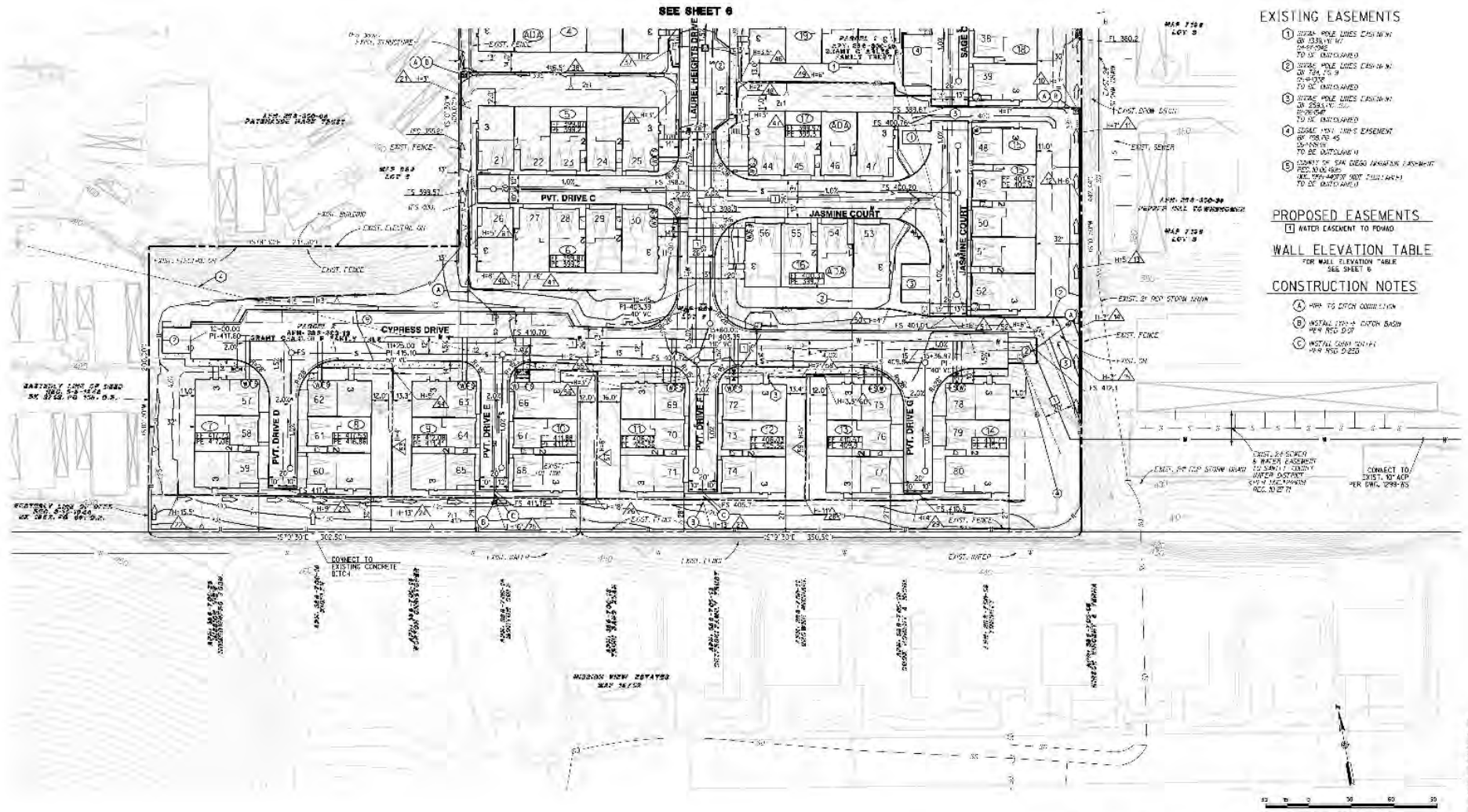
- 1) PIPE TO MATCH EXISTING
- 2) INSTALL TYPE P CURB SLOPE PER REG. SPEC.
- 3) INSTALL TYPING OUTLET PER REG. SPEC.
- 4) 15' x 15' MANHOLE PER REG. SPEC.

POMWD EASEMENT NOTE:
 ALL DISTRICT FACILITIES (WATER MAINS, FIRE MAINS, SANITARY MAINS, WASTEWATER MAINS, GAS MAINS, AND ALL RELATED APPURTENANCES) SHOWN HEREIN WITHIN PRIVATE PROPERTY ARE TO BE LOCATED WITHIN A UTILITY EASEMENT DEDICATED TO PUBLIC AND MANAGED BY THE PUBLIC WORKS DISTRICT. EASEMENT WILL BE SHOWN ON ALL FINAL CONSTRUCTION DOCUMENTS.



TM NO. 2020-02/DR 2020-04
 THE NORTH SITE
LAUREL HEIGHTS
 City of Santee, California

RICK
 CIVIL ENGINEERING
 1842 POND ROAD
 SAN DIEGO, CA 92119
 619.231.0700
 619.439.2800 FAX



- EXISTING EASEMENTS**
- ① 30" GAS MILE UNDER CASINUM TO BE OUTLINED TO BE OUTLINED
 - ② 30" GAS MILE UNDER CASINUM TO BE OUTLINED TO BE OUTLINED
 - ③ 30" GAS MILE UNDER CASINUM TO BE OUTLINED TO BE OUTLINED
 - ④ 30" GAS MILE UNDER CASINUM TO BE OUTLINED TO BE OUTLINED
 - ⑤ 30" GAS MILE UNDER CASINUM TO BE OUTLINED TO BE OUTLINED
- PROPOSED EASEMENTS**
- WATER EASEMENT TO PDWD
- WALL ELEVATION TABLE**
FOR WALL ELEVATION TABLE SEE SHEET 6
- CONSTRUCTION NOTES**
- Ⓐ 18" RIP TO OPEN UNDER DRAIN
 - Ⓑ INSTALL 18" RIP TO OPEN UNDER DRAIN
 - Ⓒ INSTALL 18" RIP TO OPEN UNDER DRAIN

PDWD EASEMENT NOTE:
ALL DISTRICT FACILITIES (E.G. WATER MAINS, FIRE HYDRANTS, VALVES, ETC.) SHALL BE LOCATED WITHIN A UTILITY EASEMENT DEDICATED TO THE PUBLIC WORKS DISTRICT FOR ACCESS AND MAINTENANCE TO SAID FACILITIES. SAID EASEMENT SHALL BE SHOWN ON ALL FINAL CONSTRUCTION DOCUMENTS.

TM NO. 2020-02/DR 2020-04
TM SOUTH SITE
LAUREL HEIGHTS
City of Santee, California

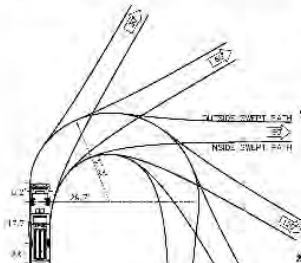
7 OF 8

RICK
ENGINEERING COMPANY
1842 HANCO ROAD
SAN DIEGO, CA 92110
619-231-0070
619-231-0071

LEGEND
FIRE ACCESS

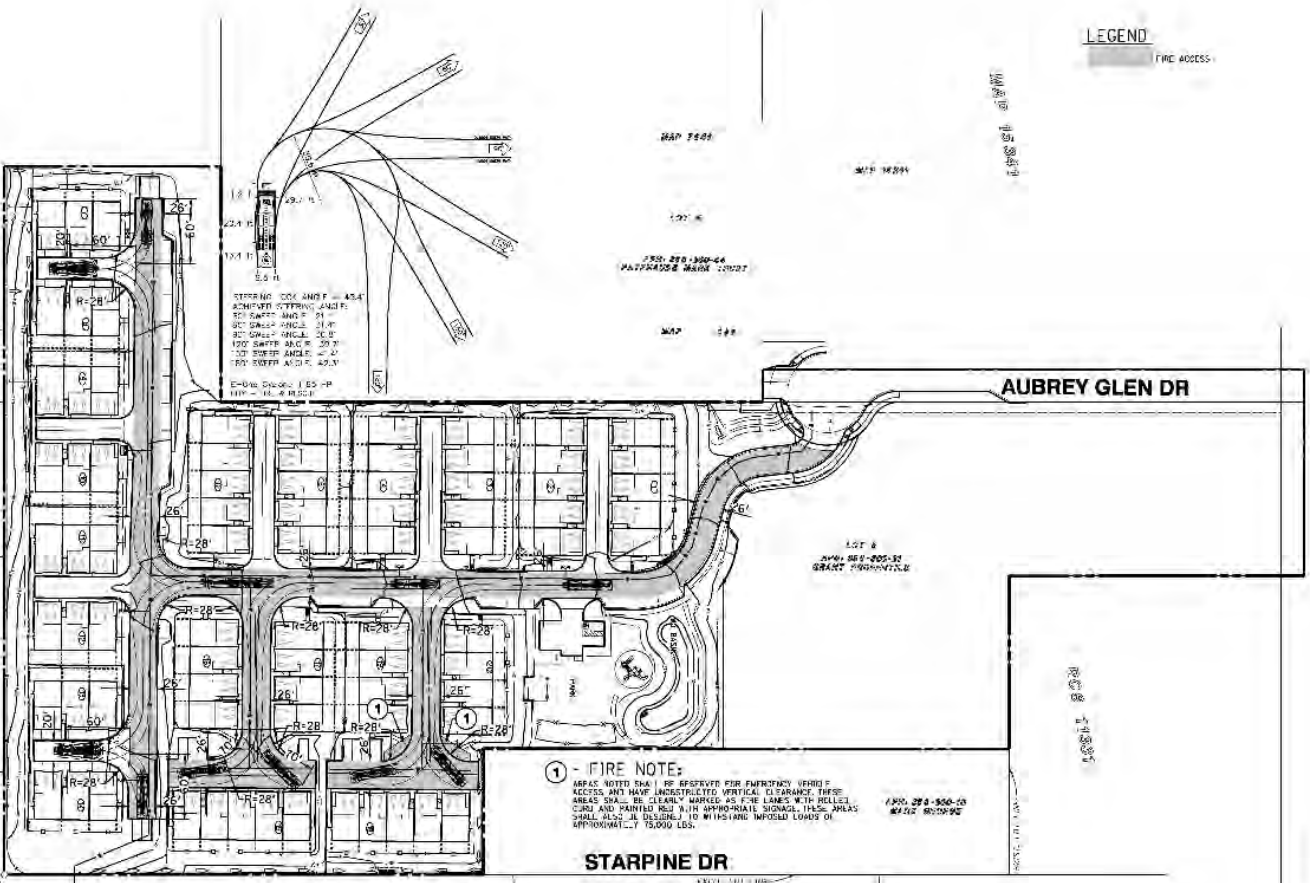
FIRE LANE NOTE

IF FIRE LANES SHALL BE IDENTIFIED BY PAINTING CURBS AND WHITE STENCILED LETTERS INDICATING NO PARKING - FIRE LANES EVERY 30 FEET ALONG PORTIONS OF THE FIRE LANE. RED STRIPES WITH WHITE STENCILED LETTERS SHALL BE PAINTED ON THE CURB OR SIDEWALK IN FRONT OF GARAGES ALONG FIRE LANES AS WELL SIGNS INDICATING THE SAME CAN BE INSTALLED INSTEAD. PAINTING CURBS AND SIGNS SHALL BE PLACED EVERY 75 FEET OR OTHER APPROVED SPACING, PLACED IN 18" SPACES THE CURB STENCILING EXACT PLACEMENT SHALL BE APPROVED BY THE FIRE CODE OFFICIAL PRIOR TO INSTALLATION.



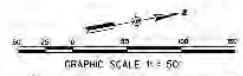
Stuart Gladfelter 2013
CITY FIRE & RESCUE

- APN: 008-701-13 SUPERIOR VIEW HOUSING DEVELOPMENT
- APN: 008-700-13 KIBBLE
- APN: 008-700-08 WOODY CREEK SUBDIVISION
- APN: 008-701-14 BUCKY BOWL
- APN: 008-700-10 WOOD WALK TRAILS
- APN: 008-700-22 COUNTRY CLUBWAY TRAILS
- APN: 008-700-11 BUCKY BOWL
- APN: 008-700-15 COOK WOODWAY & HIGHLAND
- APN: 008-700-09 FORECAST
- APN: 008-700-07 EXETER FORECAST & HERRING



① - FIRE NOTE:
AREAS NOTED SHALL BE PROTECTED FOR EMERGENCY VEHICLE ACCESS AND HAVE UNRESTRICTED VERTICAL CLEARANCE. THESE AREAS SHALL BE CLEARLY MARKED AS FIRE LANES WITH RED CURB AND PAINTED RED WITH APPROPRIATE SIGNAGE. SIGNS SHALL ALSO BE DESIGNED TO WITHSTAND IMPOSED LOADS OF APPROXIMATELY 75000 LBS.

RICK LAND SURVEYING & EXHIBIT
1842 HENNING ROAD
SAN DIEGO, CA 92119
619-410-0100
2020 419 281 1140



TM NO. 2020-02/DR 2020-04
FIRE ACCESS EXHIBIT
LAUREL HEIGHTS
City of Santee, California

MISSION GORGE ROAD
PUBLIC STREET

Landscape Concept Plan

LANDSCAPE ARCHITECT'S STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN CHAPTER 194 OF THE EL PASO MUNICIPAL CODE. I HAVE PREPARED THESE PLANS IN COMPLIANCE WITH THOSE REGULATIONS AND THE EL PASO LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLANS IMPLEMENT THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Julie Howard
 JULIE E. HOWARD, RLA 2681 6/30/20
 DATE

WATER CONSERVATION STATEMENT

THE LANDSCAPE PLAN IS DESIGNED TO ACHIEVE CONSERVATION AND EFFICIENT USE THROUGH THE FOLLOWING DESIGN ELEMENTS:

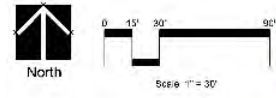
1. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF BARK MULCH TO RETAIN SOIL MOISTURE, SHADE ROOTS AND RESIST WEED GROWTH.
2. ALL TREES, SHRUBS, AND GROUND COVERS INCLUDED IN THE DESIGN ARE PLANTS RATED "A" FOR WATER USE.
3. ALL PLANTED AREAS SHALL HAVE A HOISTIVE ZONEING, PERMANENT, AUTOMATIC IRRIGATION SYSTEM WITH A MAIN SHUTOFF OVERHEAD DESIGN TO PROVIDE A PRECIPITATION RATE OF 0.25 INCH PER HOUR.
4. ALL PLANTED AREAS WITHIN 24" OF A PAVED SURFACE SHALL BE IRRIGATED WITH A SURFACE OR SUBSURFACE IRRIGATION TO AVOID OVER SPRAY AND RUNOFF INTO NON-IRRIGATED AREAS.
5. THE IRRIGATION SYSTEM SHALL BE CIRCUITED TO SEPARATE HYDROZONES TO GROUP PLANTS WITH SIMILAR WATER REQUIREMENTS AND SOLAR EXPOSURES.
6. ALL LANDSCAPES SHALL COMPLY WITH THE CITY OF SANTEE MUNICIPAL CODE FOR WATER EFFICIENT LANDSCAPE REGULATIONS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE MAINT FOR THE SITE.
7. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROJECT OWNER, INCLUDING THE PUBLIC ROW, IN A HEALTHY, DISEASE-FREE CONDITION.

GENERAL NOTES:
 1. ROOT BARRIERS SHALL BE USED FOR ALL TREES PLANTED WITHIN 6" OF A PAVED SURFACE.



Landscape Features Legend

- | | | | |
|--|---|--|---|
| 1 ENTRY VOUCHER | 21 WOOD OVERHEAD ENTRY TRELLIS AT PARKING LOT | 37 CONCRETE DRIVEWAY APPROACHES PER CIVIL ENGINEER'S PLANS | 51 LIGHT POST PER CIVIL ENGINEER'S PLANS |
| 2 6" TAN VINYL SIDE AND REAR YARD FENCING EXCEPT WHERE NOTED | 31 CONCRETE OR METAL PICNIC TABLE | 41 ROCK-LINED CHANNEL PER GRADING PLANS | 52 BOLLARD LIGHTING |
| 3 200 RAN WITH 42-48" VINYL COATED GRANITE LEDGINGS | 32 CONCRETE OR METAL BENCH | 42 DRY STREAMBED TO TIE IN TO CHANNEL | 53 LANDSCAPE ACCENT LIGHTING AT ENTRY POINT AND TREES LINES ENTRY DRIVE |
| 4 RETAINING WALL PER CIVIL ENGINEER'S PLANS, BLOCK WALLS TO BE TAN SPLIT FACE, SCISSOR WALLS TO BE TAN | 33 DOG BAG DISPENSER | 43 TOT LOT BARTAGNS AT-PLAY EQUIPMENT | |
| 5 BLACK TUBULAR STEEL FENCE | 34 CONCRETE WALK | 44 OPEN TURF PLAY AREA | |
| 6 BRASS FENCE TO REMAIN | 35 CONCRETE STEPS | 45 YOGA LAWN | |
| 7 TAN VINYL BOUNDARY FENCE | 36 DISCHARGED GRANITE OR CONCRETE TRAIL | 46 GROUP MAILBOXES | |
| 8 SEATING AREA AT WOOD OR METAL OVERHEAD TRELLIS | 38 TRAIL CONNECTION TO TOT LOT | 47 PRIVATE REAR YARDS PER CIVIL ENGINEER'S PLANS | |
| 9 WOOD OVERHEAD ENTRY TRELLIS AT 200 RAN | 39 PARKING LOT PER CIVIL ENGINEER'S PLANS | 48 DELETION BASIN PER CIVIL ENGINEER'S PLANS | |
| | 40 INTERLOCKING PAVERS | | |

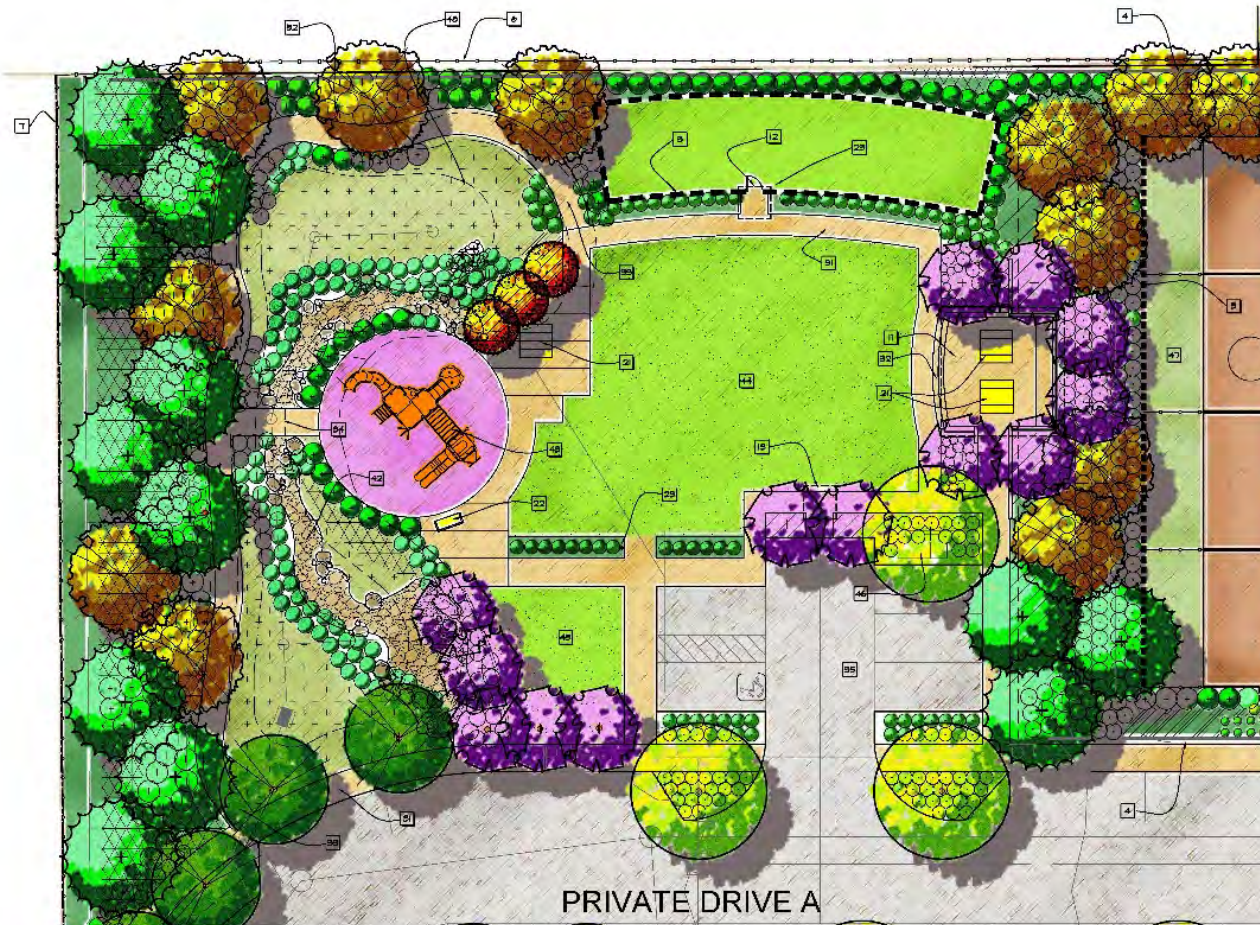


Laurel Heights Cornerstone Communities

January 13, 2021

RLA 2681
HOWARD ASSOCIATES
 2112 Second Avenue
 Suite 1000
 Dallas, TX 75201
 (214) 718-5666

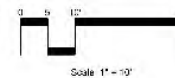
Recreation Area Detail



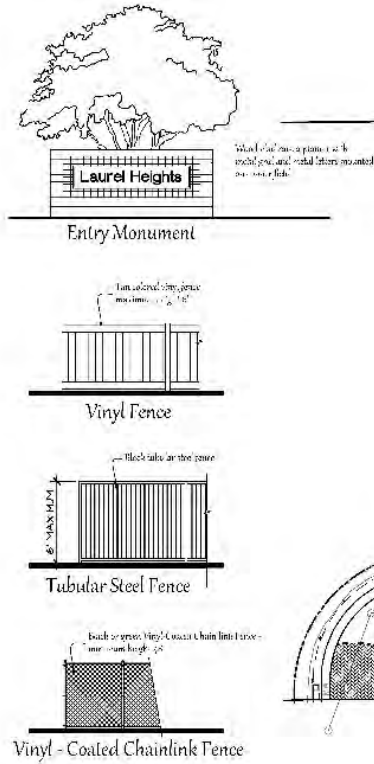
Recreation Area Landscape Features Legend

- 3 DOG RUN WITH 42" X 48" VINYL COATED CHAIN LINK FENCING
- 4 RETAINING WALL PER CIVIL ENGINEER'S PLANS. BLOCK WALLS TO BE TAN SPLITS FACE, SEDGRIID TO BE TAN
- 5 BLACK TUBULAR STEEL FENCE
- 6 EXISTING FENCE TO REMAIN
- 7 TAN VINYL BOUNDARY FENCE
- 11 SEATING AREA WITH HOOD OR METAL OVERHEAD TRELLIS
- 12 HOOD OVERHEAD ENTRY TRELLIS AT DOG RUN
- 13 HOOD OVERHEAD ENTRY TRELLIS AT PARKING LOT
- 21 CONCRETE OR METAL PICNIC TABLE
- 22 CONCRETE OR METAL BENCH
- 23 DOG BAG DISPENSER
- 31 CONCRETE WALK
- 32 CONCRETE STEPS
- 33 DISCOMPOSED GRANITE OR CONCRETE TRAIL
- 34 TRAIL CONNECTION TO TOT LOT
- 35 PARKING LOT PER CIVIL ENGINEER'S PLANS
- 42 ORN. BROADLEAF TO TIE IN TO CHANNEL THEME
- 43 TOT LOT SURFACING WITH PLAY EQUIPMENT
- 44 OPEN TURF PLAY AREA
- 45 YOGA LAWN
- 46 GROUP MAILBOXES
- 47 PRIVATE REAR YARDS
- 48 DETENTION BASIN PER CIVIL ENGINEER'S PLANS
- 50 BOLLARD LIGHTING

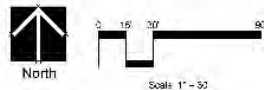
Laurel Heights
Cornerstone Communities
January 13, 2021



Fencing Concept Plan



Laurel Heights
Cornerstone Communities
January 13, 2021





4A FRONT ELEVATION - SCHEME 1



STARCK
ARCHITECTURE + PLANNING

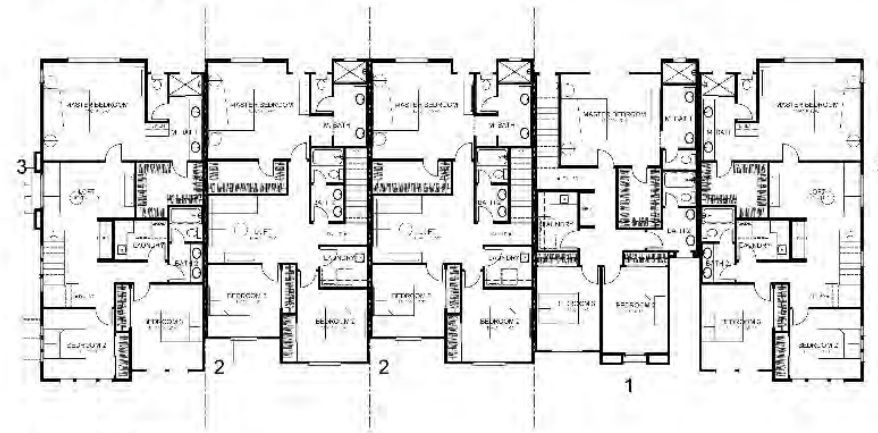
2045 Kellner Boulevard Suite 100 San Diego California 92101
619 299 7070 | www.starckap.com

LAUREL HEIGHTS
APPLICANT: CORNERSTONE COMMUNITIES
202003024.DWG

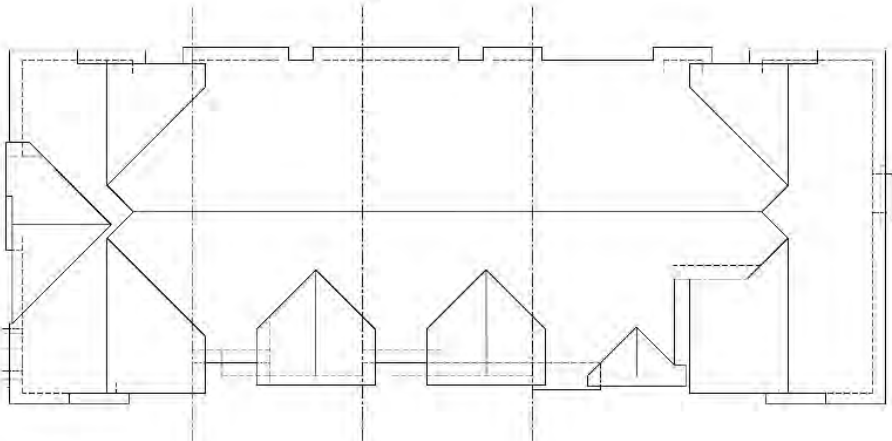
18 OF 19
**COLORED
ELEVATIONS - 'A'**
3/18/21
ISSUE DATE: 1/14/21



FIRST FLOOR PLAN



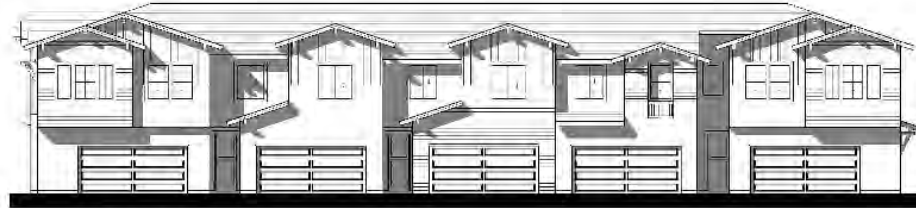
SECOND FLOOR PLAN



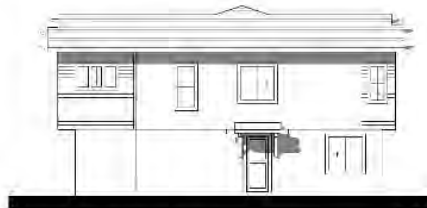
ROOF PLAN



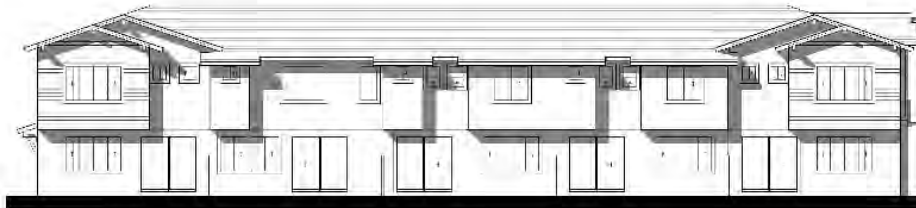
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

- TYPICAL BUILDING MATERIALS**
- 1. POLYCONCRETE TILE
 - 2. POLYCONCRETE PAVER
 - 3. POLYCONCRETE BOARD
 - 4. 20 GAUGE GALVALUMINE GALVANNEED STEEL
 - 5. 20 GAUGE GALVALUMINE GALVANNEED STEEL
 - 6. 20 GAUGE GALVALUMINE GALVANNEED STEEL
 - 7. 20 GAUGE GALVALUMINE GALVANNEED STEEL
 - 8. 20 GAUGE GALVALUMINE GALVANNEED STEEL
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 - 18. 20 GAUGE GALVALUMINE GALVANNEED STEEL
 - 19. 20 GAUGE GALVALUMINE GALVANNEED STEEL
 - 20. 20 GAUGE GALVALUMINE GALVANNEED STEEL

- HATCH / SYMBOLS**
- 1. 4" JOIST
 - 2. PAINTED HARDWOOD DECK
 - 3. PAINTED HARDWOOD DECK
 - 4. PAINTED HARDWOOD DECK
 - 5. PAINTED HARDWOOD DECK

5A



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

- TYPICAL BUILDING MATERIALS**
- 1. 4" CONCRETE SLAB
 - 2. 1/2" GYPSUM BOARD
 - 3. 1/2" GYPSUM BOARD
 - 4. 1/2" GYPSUM BOARD
 - 5. 1/2" GYPSUM BOARD
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- HATCH SYMBOLS**
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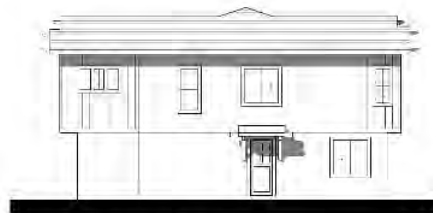
5B



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

- TYPICAL BUILDING MATERIALS
- L1 1/2" CONCRETE TILE
 - L2 3/8" x 1 1/4" TALL x 6" WIDE
 - L3 2" x 4" x 1/2" RIBBED
 - L4 2" x 4" x 1/2" RIBBED
 - L5 2" x 4" x 1/2" RIBBED
 - L6 2" x 4" x 1/2" RIBBED
 - L7 2" x 4" x 1/2" RIBBED
 - L8 2" x 4" x 1/2" RIBBED
 - L9 2" x 4" x 1/2" RIBBED
 - L10 2" x 4" x 1/2" RIBBED
 - L11 2" x 4" x 1/2" RIBBED
 - L12 2" x 4" x 1/2" RIBBED
 - L13 2" x 4" x 1/2" RIBBED
 - L14 2" x 4" x 1/2" RIBBED
 - L15 2" x 4" x 1/2" RIBBED
 - L16 2" x 4" x 1/2" RIBBED
 - L17 2" x 4" x 1/2" RIBBED
 - L18 2" x 4" x 1/2" RIBBED
 - L19 2" x 4" x 1/2" RIBBED
 - L20 2" x 4" x 1/2" RIBBED

- TYPICAL FINISHES
- HATCH (SCHEDULE)
- 1. 1/2" CONCRETE TILE
 - 2. 3/8" x 1 1/4" TALL x 6" WIDE
 - 3. 2" x 4" x 1/2" RIBBED
 - 4. 2" x 4" x 1/2" RIBBED
 - 5. 2" x 4" x 1/2" RIBBED
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5C

CITY OF SANTEE

INITIAL STUDY

- 1. Project Title:** Laurel Heights Multi-Family Residential (TM2020-1, DR2020-4, AEIS2020-4)
- 2. Lead Agency Name and Address:**
City of Santee
10601 Magnolia Avenue
Santee, CA 92071
- 3. Contact Person and Phone Number:** Michael Coyne, Associate Planner, 619.258.4100 ext. 160
- 4. Project Location:** 7737 & 7739 Mission Gorge Road, Santee, CA
- 5. Project Sponsor's Name and Address:**
Ure Kretowicz
Cornerstone Communities Corporation
4365 Executive Drive #600
San Diego, CA 92121
- 6. General Plan Designation:** Residential (R-7) and General Commercial (GC)
- 7. Zoning:** R-7 and GC
- 8. Description of Project:**

The project is a Tentative Map (TM2020-1) and Development Review Permit (DR2020-4) and Tentative Map (TM2020-#) application for the Laurel Heights Multi-Family Residential project (project). The project involves the construction of an 80-unit condominium complex on 7.0 acres of a 10.38-acre property along Mission Gorge Road in the southwestern quadrant of the City of Santee. The project site currently contains four single family homes and several vacant commercial structures associated with the former Pure Flo Water bottling and distribution business that operated on site until December 2018. No changes are proposed to the northern portion of the project site fronting Mission Gorge Road, including the existing commercial buildings.

The project would demolish the existing structures on the southern portion of the property and develop 80 condominium units in a row home configuration and clustered into twenty, two-story buildings containing three, four, and five units. The California cottage-style residential condominiums would consist of three floor plan types from approximately 1,680 to 1,800 square feet of living space, with three bedrooms and two and one half baths. Two of the floor plans would have second story lofts. The condominiums would all have fenced private yards and alley-loaded garages. The project would consist of 780,600 square feet of building area, and include surface parking spaces for residents and guests, private streets/driveways and private common green space. All parking would comply with the City's requirements by providing 160 spaces, including in-garage spaces, and 27 spaces in surface parking areas for guests. The residential neighborhood would be accessed via an on-site private street extended from Aubrey Glen Drive, which intersects with Mission Gorge Road at a stop-sign controlled intersection approximately 370 feet west of the signalized intersection of West Hills Parkway and Mission Gorge Road.

Internal circulation is planned for a series of private streets and driveways. See Figures 1 and 2 showing the project location and site plan. As shown in the drawings, no changes or site improvements are proposed with this project to the existing commercial building fronting Mission Gorge Road.

To service the residential development, the project would extend an 8-inch sewer line and an 8-inch water main on site from nearby connections in Aubrey Glen Drive. All connections would be constructed in accordance with the requirements of the Padre Dam Municipal Water District (PDMWD). Existing overhead electrical power lines would be undergrounded as part of the project.

Drainage and runoff collected on site would be directed to a biofiltration basins and a subsurface storage vault near the common open space area. The collected runoff would be treated in on-site water quality basins constructed along the northern edge of the development. The treated storm water would then be conveyed to the local storm drain system.

Drought tolerant landscaping would be installed through the project site including trees, shrubs and vining species. A proposed 22,000-square-foot common open space area would contain recreational amenities such as a fenced dog run, tot lot play area with picnic tables, and an open lawn or turf area. Entry monumentation, landscaping and enhanced paving would be installed near the project entrance from Aubrey Glen Drive. Retaining walls ranging in height from 1 to 10.5 feet would be constructed along the east and west property boundaries of the project site, while internal walls in the northern portion of the site would extend up to 18 feet in height as shown on the Tentative Map (see Figure 2).

Construction would begin with 3 weeks of site preparation, including the demolition of four existing residential structures, one commercial building associated with the former PureFlo Water Systems operations and related site improvements. Grading would take approximately 12 weeks to complete and require 49,000 cubic yards of cut, 23,000 cubic yards of fill with 26,000 cubic yards of soil material export. Construction of the underground wet and dry utilities and paving would commence after grading and take approximately 10 months. The new residential buildings would be built in 10 phases and be constructed over 24 months. In total, construction is expected to be complete within 36 months.

The TM would adjust lot lines and reconfigure two existing parcels to form two separate parcels, one for the residential development and the other for the remaining commercial use. A number of electrical power easements would be quitclaimed and a roadway easement along the western property line would be abandoned.

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

East – Commercial and residential (condominium) uses

South – Residential (single family)

West – Residential (multi-family and mobile home)

North – Mission Gorge Road and Open Space

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

Padre Dam Municipal Water District

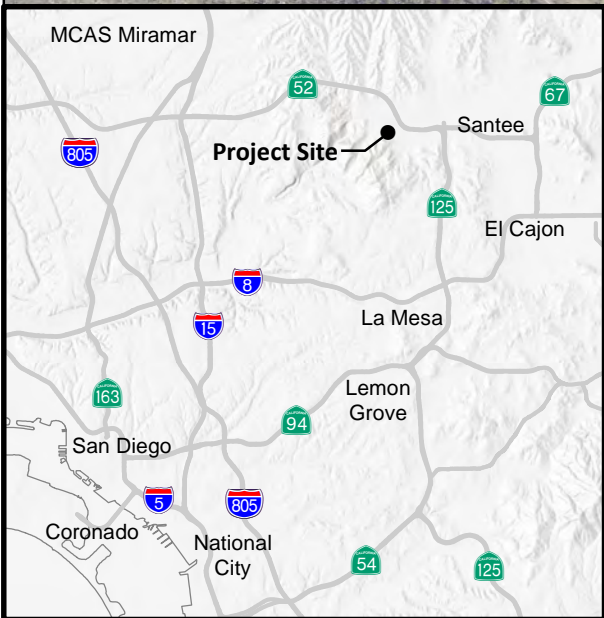
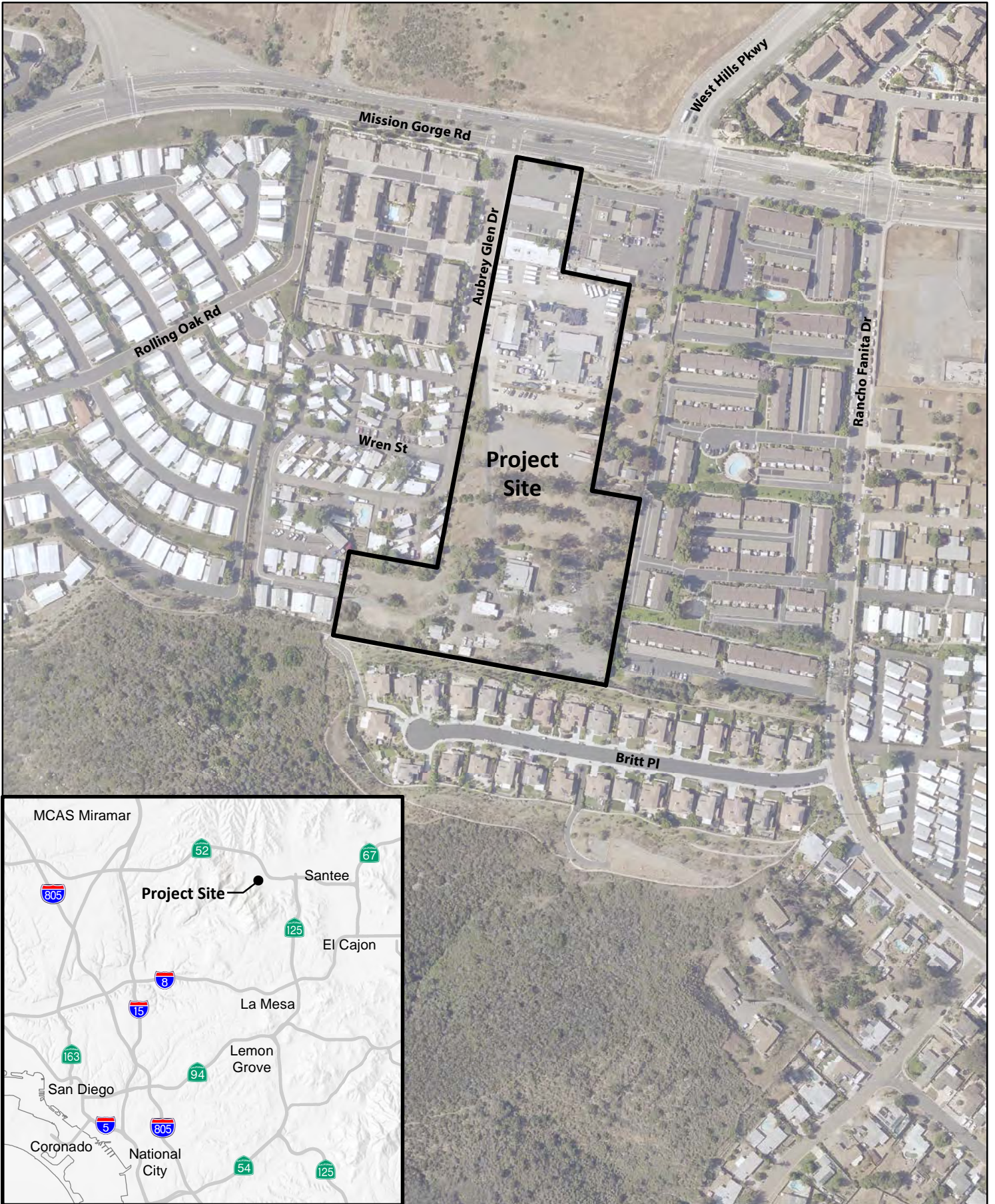


Figure 1
Project Location

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.?

In accordance with Public Resources Code section 21080.3.1(b), the Barona Band of Mission Indians, the Jamul Indian Village, and the Mesa Band of Mission Indians, which are traditionally and culturally affiliated with the geographic area within the City of Santee's jurisdiction, requested formal notice of and information on proposed projects within the City of Santee. On March 23, 2021, in compliance with California Public Resources Code section 21080.3.1 (Assembly Bill [AB] 52), the City of Santee, as Lead Agency, sent a letter to the aforementioned tribes notifying the tribes of the proposed project. Responses to the AB 52 consultation notice were not received.

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.

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. It is concluded that the project would result in the following potentially significant adverse environmental impacts to the following resource areas:

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

Determination

On the basis of this initial evaluation (*select one*):

- 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 ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect: (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT will be 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, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Mitigated Negative Declaration pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project. Nothing further is required.

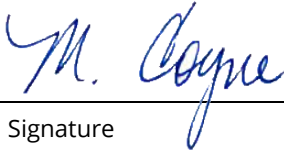
This initial study was prepared by:

Michael Coyne

Associate Planner

Name

Title



8/4/21

Signature

Date

Evaluation of Environmental Impacts

Each of the responses in the following environmental checklist considers the whole action involved, including project-level, cumulative, on-site, off-site, indirect, construction, and operational impacts. A brief explanation is provided for all answers and supported by the information sources cited:

1. 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).
2. A "Less-than-Significant Impact" applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
3. A "Less-than-Significant Impact with Mitigation Incorporated" applies when the proposed project would not result in a substantial and adverse change in the environment after mitigation measures are applied.
4. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant" entries when the determination is made, an EIR is required.

ENVIRONMENTAL ANALYSIS

I. Aesthetics

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code section 21099, would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new sources of substantial light or glare that would adversely affect day or nighttime views of the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

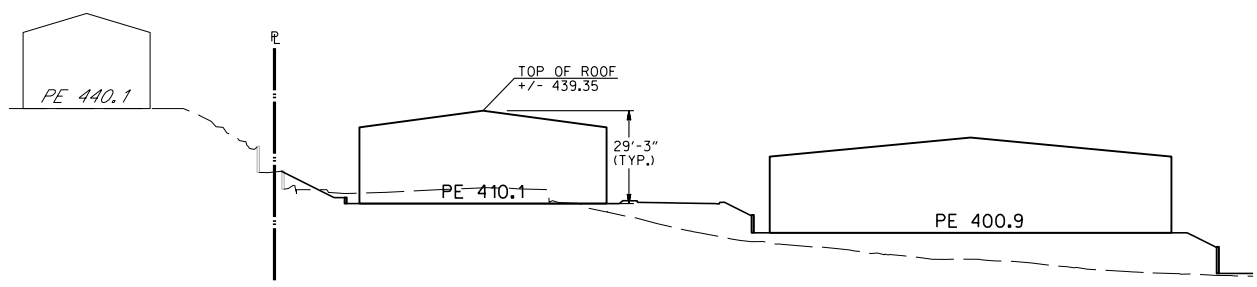
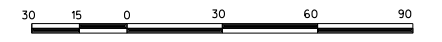
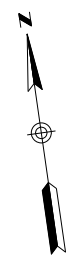
Project Impacts and Mitigation Measures

- a) The project would construct 20 two-story residential row home buildings containing 80 condominium units on a developed site in a foothill location in the southern portion of the City of Santee. The project site is an infill location that is surrounded by residential housing and currently developed with residential and commercial buildings. Site improvements and structures would be distantly visible from publicly accessible elevated locations (e.g., trails) within Mission Trails Regional Park and from the travel lanes of Mission Gorge Road, a local scenic drive, and State Route (SR-) 52, a designated state scenic highway between Santo Road and Mast Boulevard. Although visible from short segments of both SR-52 and Mission Gorge Road, the project grading plan has been designed to mimic the existing grades of the site with building pads either at or slightly below existing gradients. The proposed residences would not block residential views of the surrounding hillsides and San Diego River from the homes above the site as the rooflines of the structures would be below the line-of-sight from those properties as shown in the site cross-sections (Figure 3). The residential buildings would be comparable in scale to the adjacent development and appear as an extension of existing development patterns in the area. Intervening topography and vegetation would limit the project’s visibility to surrounding properties. As the western entrance into the City, Mission Gorge Road descends toward the San Diego River and turns east and parallels the northern property line of the site. The residential development would be set back approximately 300 feet from Mission Gorge Road and not affect the scenic resources or community character visible along the corridor. No changes to the commercial property fronting Mission Gorge Road are proposed. Similarly, the travel lanes of SR-52 travel southbound and eastbound northeast of the project site and visibility of the property from the travel lanes would be extremely limited due to the banked curve configuration of

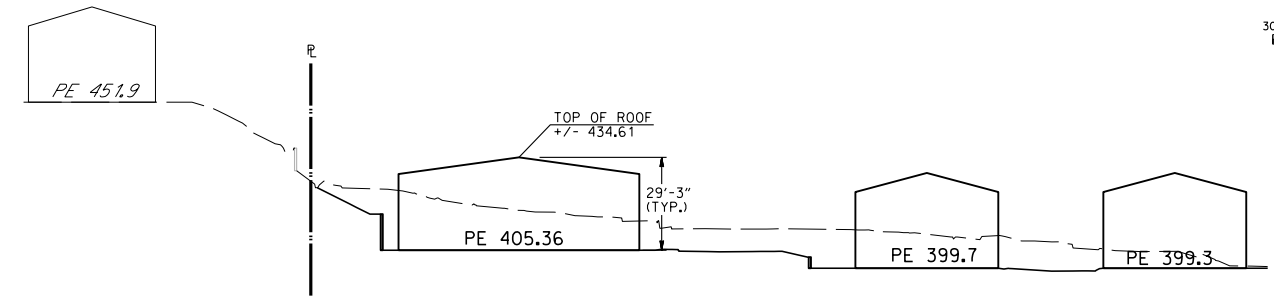
the road and short duration of views due to travel speeds. Therefore, the project would not adversely impact views from scenic vistas in the City of Santee and less than significant impacts would occur.

- b) The City does not include any officially designated existing State Scenic Highways within its boundaries (City of Santee 2003). The closest state highway to the project site is SR-52, which is situated approximately 0.25 mile to the northeast. The segment of the highway that is classified as scenic terminates at Mast Boulevard, approximately 0.7 mile north of the project. The project is a developed site that does not contain regionally significant trees, rock outcroppings, and historic buildings that would be visible from the scenic portion of the highway. Therefore, the project would have no impact to scenic resources along the designated portion of the highway.
- c) The project site is zoned R-7, which allows for moderately dense residential development up to 14 dwelling units per acre (du/ac). The project would comply with the bulk and scale regulations contained in the City Zoning Ordinance. 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 l.e.), the project is an infill development that would not adversely impact views from scenic vistas. Although the Mission Gorge Road Design Standards contained in the Community Design Element guide development and redevelopment of properties that abut that local scenic road, the existing commercial buildings would remain along Mission Gorge Road and the proposed residential buildings would be set back behind the existing commercial structures over 300 feet from the road. Therefore, the condominiums would not be visible to travelers along Mission Gorge Road and the design standards are not applicable to the project. Thus, the project would not adversely affect the architecture, signage and landscaping along the corridor itself. The project would not conflict with applicable zoning and other regulations governing scenic quality and less than significant impacts would occur.
- d) The project would incorporate security, wayfinding and entry monumentation lighting that would comply with section 13.08.070 of the City Development Regulations, which requires that light fixtures for walks, parking areas, driveways, and other facilities be provided in sufficient number and at proper locations to provide illumination and clear visibility to all outdoor areas, with minimal shadows or light leaving the property. The lighting must be 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. The lighting proposed by the project would be consistent with these City lighting standards and would not create a substantially new source of light or lighting-related glare. In addition, the residential structures would be constructed with plaster and wood exteriors that would not create glare from light sources in the area. Thus, light and glare impacts would be less than significant.

SOURCES: Community Enhancement and Mobility Elements of the General Plan (2003; 2017); Santee Municipal Code.



SECTION A-A
SCALE: 1"=30' (H/V)



SECTION B-B
SCALE: 1"=30' (H/V)

Source: Rick Engineering 2021

II. Agriculture and Forestry Resources

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<p>II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resource Board. Would the Project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) According to the Farmland Mapping and Monitoring Program of the California Resources Agency, the project site and its immediate surroundings are designated as Urban Built-Up Land. No active agricultural operations currently exist on-site or in the vicinity of the project site. The project area is planned as a redevelopment area for urban uses. The project would not convert prime farmland, unique farmland or farmland of statewide importance to a non-agricultural use. No impact would occur.
- b-c) The project site is not located within a Williamson Act Agricultural Preserve, nor is it zoned for agricultural use. Therefore, no impact would occur.

- d) The project site does not contain any forest or timberland as defined by Public Resource Code section 4526 or Government Code section 51104(g). Therefore, no impact would occur.
- e) The project site does not contain any forest or timberland as defined by Public Resource Code section 4526 or Government Code section 51104(g). Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.
- f) The project would construct a residential housing community in a developed area that is planned for redevelopment. There are no agricultural uses or forest land uses on-site or within the near vicinity of the project. Therefore, the project would not result in the significant conversion of farmland or forest land to a non-agriculture use. No impact would occur.

SOURCES: Land Use Map of the General Plan (2003); California Department of Conservation Farmland Mapping and Monitoring Program (2020); California Public Resources Code; and California Timberland Productivity Act of 1982.

III. Air Quality

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

Project Impacts and Mitigation Measures

- a) The project site is located within the San Diego Air Basin (Basin). The California Air Resources Board coordinates and oversees both State and federal air pollution control programs in California. The California State Implementation Plan (SIP) is the document that sets forth the State’s strategies for attaining the National Ambient Air Quality Standards. The San Diego Air Pollution Control District (SDAPCD) is the agency responsible for preparing and

implementing the portion of the California SIP applicable to the Basin. The SDAPCD has adopted air quality plans to improve air quality, protect public health, and protect the climate. The San Diego Regional Air Quality Strategy (RAQS) outlines SDAPCD's plans and control measures designed to attain and maintain the state standards, while San Diego's portions of the SIP are designed to attain and maintain federal standards. The RAQS are based on the growth projections of the San Diego Associated of Governments (SANDAG) and land use plans developed by the cities and by the County. As such, projects that propose growth consistent with City General Plan and the County's land use plans, and thus consistent with the growth anticipated by SANDAG, would be consistent with the RAQS and SIP.

The project site is designated for a residential and commercial use in the General Plan. The proposed project is a moderately dense residential housing community which would be consistent with the density anticipated in the General Plan and permitted by the Zoning Ordinance. No redevelopment of the existing commercially-designated property is proposed. Therefore, the project is consistent with its General Plan designation and site redevelopment would not exceed the General Plan growth assumptions in the RAQS and SIP. The project would not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant.

- b) Both the State and the Federal governments have established health-based ambient air quality standards for seven air pollutants. These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), particulate matter smaller than or equal to 10 microns in diameter (PM₁₀), particulate matter smaller than or equal to 2.5 microns in diameter (PM_{2.5}), and lead. In addition, California maintains ambient air quality standards for sulfates, hydrogen sulfide (H₂S), vinyl chloride, and visibility-reducing particles. These standards are designed to protect public health and welfare.

A project-specific Air Quality Assessment was prepared for the project (Appendix A; Ldn Consulting 2021a). Project implementation would produce pollutant emissions during construction and during long-term operation. Temporary emissions would be generated by construction equipment used for demolition, site preparation, grading, paving and building activities. Additionally, grading would disturb surface soils and cause a discharge of dust particulates into the air. Exhaust emissions from construction activities would vary daily as construction activity levels and types change. Dust control during clearing and grading operations, including watering, surfactants, shrouding, limited vehicle speeds, surfacing haul roads and other technological measures, would be required in accordance with the rules of the SDAPCD and the regulations of the Santee Grading Ordinance. The project's construction emissions would be intermittent over the 3-year construction period and temporary, short-term in nature as they would cease upon project operation. An assessment of criteria pollutant emissions to be generated during project construction was completed to compare project emissions with the screening level thresholds outlined in SDAPCD Rule 20.2 (Ldn Consulting 2021a). Table 1 summarizes the expected emissions from construction activities and equipment. As shown in the table, project's emissions during its 3-year construction period would not exceed SDAPCD thresholds and less than significant impacts would occur.

**TABLE 1
CONSTRUCTION EMISSIONS SUMMARY (LBS/DAY)**

Year	ROG	NOx	CO	SO ₂	PM10			PM2.5		
					Dust	Exhaust	Total	Dust	Exhaust	Total
2022	1.03	20.27	25.55	0.05	18.21	0.14	18.36	9.97	0.14	10.11
2023	26.09	16.48	21.63	0.04	0.68	0.15	0.83	0.18	0.15	0.34
SDAPCD Threshold	75	250	550	250	—	—	100	—	—	55
Significant?	No	No	No	No			No			No

Operational air pollutant emissions would be those associated with stationary sources, energy sources and mobile sources. Stationary sources associated with the project would come from architectural coatings, landscape equipment, general energy use and solid waste. Energy emissions would come from electricity and natural gas use. Mobile sources would arise due to personal vehicles from residents and guests (estimated by Linscott, Law and Greenspan ([LLG 2021] to be 640 daily trips). The project’s operational daily pollutant emissions were calculated using CalEEMod as shown in Table 2 (Ldn Consulting 2021a). Based on the analysis and as shown in the table, long-term operational emissions associated with the project would be less than significant.

**TABLE 2
DAILY OPERATIONAL EMISSION SUMMARY (LBS/DAY)**

	ROG	NOx	CO	SO ₂	PM10	PM2.5
Summer Scenario						
Total	3.05	4.21	15.31	0.04	3.01	0.94
SDAPCD Threshold	75	250	550	250	100	55
Significant?	No	No	No	No	No	No
Winter Scenario						
Total	3.03	4.28	15.12	0.04	3.01	0.94
SDAPCD Threshold	75	250	550	250	100	55
Significant?	No	No	No	No	No	No

- c) Sensitive receptors include schools, hospitals, resident care facilities, day care centers, or other facilities that may house concentrations of individuals with health conditions that would be adversely impacted by changes in air quality. None of these types of sensitive receptors occur in the project area. However, the project site is adjacent to residential development where individuals with health conditions could reside and whom could be considered sensitive receptors.

During project construction, toxic air contaminants (TACs) would be produced due to diesel particulate matter associated with heavy construction equipment usage. It should be noted that a project design feature would be to utilize Tier 3 or better diesel equipment with diesel-

particulate filters. Health effects from TACs are usually described in terms of individual cancer risk, which is the likelihood that a person exposed to concentrations of TACs over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. The SDAPCD Health Risk Assessment protocol recommends that sensitive receptors located within 0.25 mile of a proposed use that emits TACs be considered in an evaluation of TAC-related health impacts. Sensitive receptors located beyond the 0.25-mile distance are generally not required to be evaluated due to atmospheric mixing and dispersion of pollutants.

A screening-level health risk assessment was conducted using the AERSCREEN dispersion model to determine the potential for the project to result in a significant impact on nearby sensitive receptors during short-term construction activities (Ldn Consulting 2021a). The result of the health risk assessment indicates that the proposed project would increase diesel particulates to a level which would not exceed the 10 in one million cancer risk threshold. No operational TACs would be produced by the project because of its residential nature and lack of permanent stationary sources that could lead to unhealthy emissions. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations and less than significant impacts would occur.

- d) Construction phase odors would be produced as a result of using diesel-power equipment, primarily from equipment exhaust. However, all construction activity would be temporary in nature and would cease to be produced once construction is complete. No other sources of objectionable odors would occur from construction or operation of the residential development project. Less than significant impacts are identified.

SOURCES: Air Quality Assessment (2021a); SDAPCD Rules and Regulations; Santee Municipal Code.

IV. Biological Resources

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 nesting sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) A Biological Resources Reconnaissance (Appendix B) was prepared for the project site by Alden Environmental (2020). No sensitive plant or animal species were observed during the field visit conducted on site. No sensitive plant or animals are expected due to the developed/disturbed character of the site. Nesting birds may inhabit the mature trees that exist on the project site; removal of the trees during the general avian nesting season (February 15 through August 31) would result in a potentially significant impact to bird species that are protected by the Migratory Bird Treaty Act (MBTA) (Impact BIO-1). To address this impact, the project would implement MM BIO-1. Therefore, with mitigation incorporated into the project related to restricting the timing on tree removals, the project would have a less than significant impact on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations.
- b) No riparian or sensitive vegetation communities occur on-site due to its developed/disturbed character (Alden Environmental 2020). Therefore, the project would have no impact to any riparian habitat or other sensitive natural community.
- c) The project site contains no resources potentially subject to the jurisdiction of any natural resource agency such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife or Regional Water Quality Control Board (Alden Environmental 2020). Therefore, the project would have no impact to jurisdictional areas or federal-protected wetlands would occur.

- d) Due to the disturbed nature of the project site and the surrounding development cutting it off from undeveloped areas, the site has low value as a wildlife corridor. Furthermore, the nearby San Diego River riparian corridor is much more conducive to wildlife movement than the project site. Therefore, the project would not substantially interfere with any nearby wildlife corridors or linkages and no impacts would occur.
- e) The project contains no biologically sensitive resources, except the potential for nesting habitat for general avian species as discussed in response V.a. The project would incorporate mitigation to reduce the impact to less than significant and would not conflict with any local policies or ordinances protecting biological resources. Less than significant impact would occur.
- f) The project site is located within an area designated as "Developed" in the 2006 Draft Subarea Plan, which is defined as areas that have been constructed upon or otherwise physically altered to an extent that native vegetation communities are not supported. This characterization is reinforced by the project-specific biological resources report noted in response IV.a). Urban/developed land is not considered a sensitive vegetation community in the Draft Santee MSCP Subarea Plan. Therefore, the proposed project site would not result in impacts to biological resources that warrant conservation, would not conflict with the goals and objectives of the City's 2006 Draft MSCP Subarea Plan and no impact would occur.

Mitigation Measures

MM BIO-1: General Avian Bird Species. To avoid any direct impacts to raptors and/or any native/migratory birds, removal of trees that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 15 to August 31). If removal of trees in the proposed area of disturbance must occur (based on construction timing) during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City Development Review for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with applicable State and Federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. Adequate buffer zones shall be established on a species-by-species, case-by-case basis in which construction activities are prohibited until the nest is no longer active. If the species is federally or State-listed as threatened or endangered, then consultation with the resource agencies -- United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) -- is required for direction on appropriate buffer zone radius. However, if the species is not federally or State-listed as threatened or endangered, then the size of the buffer zone is determined by the biological monitor based on the amount, intensity, and duration of construction, and can be altered based on site conditions. The report or mitigation plan shall be submitted to the City Development Review for review and

approval and implemented to the satisfaction of the City. The resource agencies may impose additional conditions regarding the protection of nesting birds. The City and Qualified Biologist shall confirm that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the preconstruction survey, no further mitigation is required.

SOURCES: Biological Resources Reconnaissance (2020); Draft MSCP Subarea Plan (2006).

V. Cultural Resources

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code sections 21083.2 and 21084.1, and CEQA Guidelines section 15064.5, respectively?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any Native American tribal cultural resources or human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) A built environment resource or historic resource is any building, structure, object, or district. Resources that are listed in or eligible for the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR), are considered historic resources for the purposes of CEQA. Historic resources are, or may be, significant architecturally or culturally in local, state, or national history. Historic resources on the project site may fall into three broad categories: individually eligible buildings, structures, and objects; historic districts; and historic landscapes. The project site is heavily disturbed through prior grading and development. The existing structures on the property consist of four homes, several commercial buildings and various site improvements. The original homes were constructed prior to 1949, several of the original structures have been removed, three subsequent structures were developed and all have undergone modifications in the intervening years (Appendix C; Nova 2020). The northern commercial structure was initially constructed in the 1960s and expanded to its current configuration by 1979. None of the structures are listed in a local, state or federal register as having historical significance and there are no records indicating they would meet the listing criteria. Because of the level of site disturbance, the potential for pre-historic or historic resources is considered low. Therefore, implementation of the project would not create a substantial

adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5 and impacts would be less than significant.

- b) According to the Conservation Element of the General Plan, 65 cultural sites are known to occur within the Santee city limits, based on a review of official records (City of Santee 2003). The great majority of cultural resources in the Santee area are prehistoric sites with one that has both a prehistoric and an historic component. Prehistoric sites in the area tend to be characterized by diversity in the archaeological assemblage including bedrock milling stations, artifact scatters, and midden soils varying in size from small, temporary encampments to large, complex habitation areas. Most known sites are late prehistoric in age though a few may relate to the Early Archaic and Paleo-Indian cultural traditions. The late prehistoric sites may be affiliated with the Kumeyaay people that inhabited the area at the time of Euro-American contact. Fifteen prehistoric sites have been evaluated for eligibility to the state or national register. Six of these were determined eligible for listing and nine were ineligible. Human remains are known to occur at only one site. That site was evaluated and determined eligible to the National Register of Historic Places. The City has one structure which is listed on the National Register of Historic Places: the Edgemoor Farm Dairy Barn or Polo Barn.

According to the General Plan's cultural resources sensitivity map, the project site is outside the area identified as having a moderate potential for Register Eligible archaeological or buried archaeological sites (Figure 6-1 of Conservation Element). Due to its heavily disturbed and urbanized character, there is a low potential for intact cultural resources on the project site. The highly developed context of the project site limits the potential for the discovery of previously unidentified resources as well. However, the potential remains for unknown buried archaeological resources or tribal cultural resources (TCRs) to be discovered during project construction resulting in a potentially significant impact, depending on the sensitivity of the resources (Impact CUL-1). Therefore, the project would have the potential to cause a substantial adverse change in the significance of an archaeological resource. To address this impact, the project would implement MM CUL-1. Therefore, with mitigation incorporated into the project related to unknown cultural resources, less than significant impacts would occur.

- c) Due to the fact that the project involves ground disturbance, construction activities may have the potential to disturb human remains, including those located outside of formal cemeteries. If human remains are encountered during grading or excavation, the project is required to comply with existing laws related to human remains, including California Health and Safety Code (CHSC) section 7050.5 and CEQA Guidelines section 15064.5(e). Section 7050.5 of the CHSC outlines protocol for the inadvertent discovery of human remains, while sections 7051 and 7052 identify the legal repercussions of removing remains from internment and their improper treatment. Section 7054 exempts the reburial of Native American remains pursuant to section 5097.94 from the definition of a misdemeanor. Section 7050.5(b) specifies protocol when human remains are discovered. CEQA Guidelines section 15064.5(e) requires that excavation activities be stopped whenever human remains are uncovered and that a coroner be called in to assess the remains. Compliance with these existing regulations would ensure a less than significant impact to human remains would occur as a result of the project.

Mitigation Measures

MM CUL-1: Unknown Buried Cultural Resources. The following procedures shall be undertaken during ground-disturbing activities:

- a) A Qualified Archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for Archaeology shall be present during ground-disturbing activity for project construction, including but not limited to site clearing, grubbing, trenching, and excavation, for the duration of the proposed project or until the Qualified Archaeologist determines monitoring is no longer necessary. The archaeological monitor shall prepare daily logs and submit weekly updates to the Project Planner at the City of Santee regarding the activities observed. In the event that previously unidentified prehistoric or historic archaeological materials or human remains are encountered during project construction, the significance of the discovery shall be assessed for significance in accordance with California Register of Historical Resources and/or National Register of Historic Places eligibility criteria~~industry standards~~.
- b) If the resource is determined to be significant, the Qualified Archaeologist shall submit an archaeological data recovery program and obtain written approval from the City prior to its implementation. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
- c) If human remains are discovered, work shall halt in that area and procedures set forth in the California Public Resources Code (section 5097.98) and California Health and Safety Code (section 7050.5) shall be undertaken.
- d) At the completion of monitoring, the Qualified Archaeologist shall prepare a Cultural Resources Monitoring Report to document the findings during the monitoring effort for the proposed project. The report shall include the monitoring logs completed for the proposed project and shall document any discoveries made during monitoring. The Cultural Resources Monitoring Report shall be submitted to the City of Santee and the South Coastal Information Center.

SOURCES: Conservation Element of the General Plan (2003); Phase 1 Environmental Site Assessment Report (2020); California Health and Safety Code.

VI. Energy

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) Construction of the proposed project would result in temporary energy consumption and one-time, non-recoverable energy costs associated with construction of structures, utilities, and roadways. Energy consumption as a result of construction of the proposed project would primarily consist of the consumption of fossil fuels as a result of use of off-road construction equipment, movement of soil, and use of on-road vehicles for worker commuting and vendors. Project construction would occur in phases over a period of 36 months. The temporary demand for energy associated with construction would cease upon completion of the project construction activities.

The long-term operation of 80-unit condominium housing project developed in a series of row home buildings would be minimized through the incorporation of energy efficient project features. 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, using cool roofs, and integrating electric vehicle chargers at 13 percent of the parking spaces. 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) To minimize its energy demand, the project would implement measures from the Sustainable Santee Plan and comply with the Title 24 of the CCR and California Green Building Code Standards, as described above in response VI.a, and outlined in the project's Sustainable Santee CEQA Project Consistency Checklist (Appendix D; Cornerstone Communities 2021). Adopted in 2020, the Sustainable Santee Plan presents contains a number of energy-related goals that would improve energy efficiency, reduce energy or fuel demand, and increase clean energy use within the City. The project would comply with Energy Efficiency Goal 2 by obtaining Energy Star building certifications; Advanced Goal 5 by planting trees for shade and using cool roofs; Transportation Goal 6 by constructing

sidewalks and installing bike connections; Transportation Goal 7 by installing EV chargers for 13% of the parking; Solid Waste Goal 9 by recycling construction and demolition waste; and Clean Energy Goal 10 by installing solar PV units. Because the project would integrate design features to comply with the applicable policies and regulations pertaining to energy efficiency, less than significant impacts would occur and the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, including the California Energy Commission’s Integrated Energy Policy Report (IEPR).

SOURCES: Sustainable Santee Plan CEQA Consistency Checklist (2021); California Building Code Standards; California Green Building Standards Code; California Energy Commission’s Integrated Energy Policy Report.

VII. Geology and Soils

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving?				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or based upon other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) Based on a site-specific geotechnical investigation by Nova Services (Appendix C; 2020), it was determined that the project would not directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death as follows:
- i) The site is located in a seismically active area, as is the majority of southern California, and the potential for strong ground motion is considered significant. Major known active faults in the region consist generally of in echelon, northwest striking, right-lateral, strike-slip faults. These include the San Andreas, Elsinore, and San Jacinto faults located northeast of the site, and the San Clemente, San Diego Trough, and Agua Blanca-Coronado Bank faults located to the west of the site. The site is not included in any Alquist-Priolo Act Earthquake Fault Zones and there are no known major or active faults on or in the immediate vicinity of the site. The tectonic setting of the metropolitan San Diego area includes major north and northwest striking fault zones, the most prominent and active of which is the Rose Canyon fault zone located 10.4 miles west of the project site. No evidence of faulting was observed on the project site. For this reason, the potential for surface rupture at the site is considered low and less than significant impacts would occur.
 - ii) Due to its presence in a seismically active area, the project would be subjected to a moderate to severe risk associated with ground shaking related to a large-magnitude earthquake on one of the regional faults noted above. Recommendations with regard to foundations, retaining walls and utilities are contained in the geotechnical investigation to address this geologic hazard. Incorporation of the site-specific recommendations into the project design, as required by the Grading Ordinance in the Santee Municipal Code, would ensure that impacts would be less than significant.
 - iii) Liquefaction potential is based on soil strength and the presence of a shallow water table. The project site is underlain by geologically older, dense soil and rock with no risk for liquefaction and no impacts are identified.
 - iv) Through the geologic reconnaissance and review of aerial photography it was determined that there is no evidence of active or dormant landslide on site. As such, the project site is at a low risk for landsliding and no impacts would occur.
- b) The project site has been previously graded; however additional grading is proposed to implement building pads and roads, as well as other site improvements. The project would implement standard Storm Water Best Management Practices (BMPs) during and after construction to control erosion. The project is also required to comply with the Santee

Municipal Code Grading Ordinance requirements for Erosion Control Plans (section 15.58.140). Implementation of standard BMPs and compliance with the erosion control requirements contained in the City's Grading Ordinance would ensure less than significant impacts associated with soil erosion would occur.

- c) Based on field investigations conducted by Nova Services, the site is underlain (from ground surface downward) by undifferentiated fill/colluvium and Cretaceous-aged tonalite (Kt), a type bedrock very similar to granite with a slightly different mineral composition. The undifferentiated fill/colluvium thicknesses encountered range from about 2 feet in the north up to 15.5 feet in the southwest. Because of the granitic nature of the site's subsurface, the potential for ground lurching due to a seismic event is very low to non-existent. Similarly, the weathered tonalite on site does not present a risk with regard to seismic settlement. Due to the absence of liquefaction potential (as noted above under response VI.a.ii and relatively flat surrounding topography, there is no potential for lateral spreading. Therefore, less than significant impacts related to unstable geology or soils are expected.
- d) During the geotechnical investigation, on-site soils were evaluated for their expansive properties and determined that they have very low expansive potential. Therefore, less than significant impacts would occur.
- e) Septic systems were historically used on the project site; however, now the property is and would remain connected to the local sewer system. No impact is identified since no septic systems are proposed.
- f) The site is underlain (from ground surface downward) by undifferentiated fill/colluvium and Cretaceous-aged tonalite (Kt), a granite-like formational materials. Artificial fill, young alluvial deposits and granitic formations have no to low potential for fossil resources and are not anticipated to reveal paleontological resources when disturbed by construction. Development of the project would not have the potential to reveal paleontological resources because it would involve excavation and grading at depths that would impact underlying formations with no to low paleontological potential. Therefore, project impacts to paleontological resources would be less than significant.

SOURCES: Safety Element of the General Plan (2003); Geotechnical Investigation (2020); Santee Municipal Code.

VIII. Greenhouse Gas Emissions

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

Project Impacts and Mitigation Measures

- a) The Conservation and Mobility Elements of the Santee General Plan include policies to help reduce greenhouse gas (GHG) emissions within its jurisdiction. Adopted in January 2020, the City also developed the Sustainable Santee Plan to provide GHG emissions reduction goals and identify strategies focused on resource consumption, improving alternative modes of transportation, and reducing overall emissions throughout the City. The Sustainable Santee Plan presents the City's community-wide GHG inventories and municipal GHG inventories, as well as interim and long-term reduction targets. The Sustainable Santee Plan also identifies GHG reduction strategies to help the City achieve its GHG reduction targets. The growth assumptions in the Sustainable Santee Plan are based on demographic and land use forecasts in the Santee General Plan. The City's Sustainable Santee Plan includes a checklist to determine development projects' consistency with the land use assumptions and GHG reductions used in the Sustainable Santee Plan. As a qualified plan for reduction of GHGs under CEQA Guidelines section 15183.5(b), consistency with the plan must be established in order to address whether a project's GHG emissions may have a significant impact on the environment.

Construction and operation of the proposed Laurel Heights Row Homes project would produce both short-term and long-term GHG emissions. The project is consistent with the land use designation for the site and, therefore, the growth assumptions and GHG forecasts in the Sustainable Santee Plan. For the purposes of assessing impacts under CEQA, a consistency checklist was prepared for the project to evaluate whether or not it would implement the GHG reduction strategies outlined in the Sustainable Santee Plan (Appendix D; Cornerstone Communities 2021). As shown in the checklist, the project would increase its energy efficiency by meeting or exceeding the California Green Building Standards Tier 2 voluntary measures and constructing Energy Star Certified buildings. The proposed installation of trees and cool roofs would provide shade and energy efficiency. Transportation emissions reduction measures built into the project include integrating electric vehicle chargers at 13 percent of the parking spaces and installing bike connections from the site to the local roads to improve bike transit. Project measures directed at reducing GHGs from solid waste generation would include recycling construction and

demolition debris. Clean energy, in the form of PV solar systems, would be installed on site. With the implementation of these GHG reduction measures, which are consistent with the Sustainable Santee Plan, the project would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment. Less than significant impacts are identified.

- b) As noted above in response VIII.a, the project would fall within the growth assumptions and be consistent with the GHG emissions and reduction targets in the Sustainable Santee Plan. Since the Sustainable Santee Plan is the applicable plan for demonstrating local consistency with the statewide emissions reduction goals, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Less than significant impacts would occur.

SOURCES: Conservation and Mobility Elements of the General Plan (2003; 2017); Sustainable Santee Plan (2020); Sustainable Santee Action Plan CEQA Project Consistency Checklist (2021).

IX. Hazards and Hazardous Materials

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, emission or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Project Impacts and Mitigation Measures

- a) The project consists of residential development and would not require the routine transport, use, or disposal of large quantities of hazardous materials. During construction activities, small amounts of hazardous materials may be present on site (such as fuels, lubricants, solvents, etc.); however, these materials would be present in small quantities and typical of those used in construction activities. Small quantities of household hazardous waste would be generated by the project residents. These materials would be stored, handled, used, and disposed of in accordance with applicable regulations and requirements, and would not create a significant hazard to the public or environment. Less than significant impacts would occur.
- b) A Phase 1 Environmental Site Assessment Report was prepared on the residential and commercial properties associated with the project site (Appendix E; EFI Global 2020). The report contains a review of government records, including an environmental database search, a property field reconnaissance, and a review of historical resources to identify any conditions indicative of a release of hazardous substances. Based on the age of the on-site residential and commercial buildings and observations made during the field reconnaissance, demolition of the structures would have the potential to disturb asbestos-containing materials (ACM) and lead based paint (LBP). In addition, stained soil surfaces were observed in the below-grade vehicle maintenance pit in the southeastern portion of the former PureFlo Water Company facility. The Phase 1 Environmental Site Assessment Report contains recommendations for the proper clean-up of these hazardous materials in accordance with applicable regulations. Compliance with those regulations will be a condition of approval for the project and any treatments and removals would be conducted in a manner that is consistent with the protection of human health. Therefore, the presence of the on-site hazardous materials would not present a significant hazard to the public or environment through accidental release of hazardous materials. Less than significant impacts would occur.
- c) The nearest school to the project site is Chet F. Harritt Elementary/Middle School located 1 mile away. The project is a residential land use and would not emit or handle hazardous materials within 0.25 mile of a school. No impact associated with the emission of hazardous materials near a school would occur.
- d) The vacant PureFlo Water Company building at 7737 Mission Gorge Road is listed as a non-generator of hazardous waste as of January 2019. Following the proper techniques for the removal of stained soils, as recommended in the Phase 1 Environmental Site Assessment, would ensure there would be no risk to human health during project construction. The

project site is not on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5. Therefore, less than significant impacts would occur.

- e) In January 2010, the Regional Airport Authority adopted the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). The project site is over 2.7 miles northwest of the airfield and located in the Airport Influence Area (AIA) for the facility. Based on the ALUCP Exhibit III-5, the site is in AIA Review Area 2, but not located in any defined safety zones or aviation easement areas. The Federal Aviation Administration (FAA) Code of Federal Regulations Part 77 requires the applicant to submit notice to the FAA prior to commencing construction to determine whether the proposed structure height could obstruct navigable airspace. The project was reviewed by the FAA pursuant to Aeronautical Study Number 2021-AWP-3922-OE who determined that it would not result in a hazard to air navigation as noted in Appendix K to this Initial Study. Review of the project by the FAA ensures that the project would not result in a safety hazard for people residing or working in the project area. Less than significant impacts would occur.
- f) Emergency access to and from the site would occur through a new private street connection with Aubrey Glen Drive. The project would comply with the Santee Fire Department's requirements and would not affect emergency access. Compliance with the Fire Department's review of the site plan will result in adequate emergency access and no impacts would occur.
- g) The project site is surrounded by developed land and the project is proposed as an urban infill development. Undeveloped open space occurs upslope of the property beyond the single family residential housing and mobile home park situated immediately to the north/northeast. The southern portion of the project site is mapped in a Very High Fire Hazard Severity Zone (VHFSZ) due to its proximity to nearby open space in Mission Trails Regional Park. The project site does not have direct interface with wildlands. The project design would comply with all fire code requirements in the Santee Municipal Code and would be reviewed by the Santee Fire Department for compliance with the regulations. The California Building Code chapter 7A requires new buildings in VHFHSZs to use ignition resistant construction methods and materials. Upon review of the project design by City staff to verify compliance with these requirements, the project would have less than significant impacts to residents related to wildfire risk.

SOURCES: Santee Municipal Code; Phase 1 Environmental Site Assessment (2020); CAL FIRE Fire Hazard Severity Zones Map (2007).

X. Hydrology and Water Quality

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

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) Result in substantial erosion or siltation on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project site has been previously graded; however additional grading is proposed to implement building pads and roads, as well as other site improvements. The project would construct standard Storm Water Best Management Practices (BMPs) during and after construction to control erosion and prevent water quality impacts. The project is also required to comply with the Santee Municipal Code Grading Ordinance requirements for Erosion Control Plans (section 15.58.140). Implementation of standard BMPs and compliance with the erosion control requirements contained in the City's Grading Ordinance would ensure less than significant water quality impacts associated with soil erosion would occur.

Post-construction runoff would have the potential to contain contaminants that are typically associated with urban development. Based on the site-specific Drainage Report (Appendix F; Rick Engineering 2021a) and Stormwater Quality Management Plan (Appendix G; Rick Engineering 2021b), post-construction storm water runoff would be managed and treated via biofiltration and proprietary compact biofiltration BMPs designed pursuant to the

guidelines from the City of Santee BMP Design Manual. Implementing BMPs that reflect the requirements in the design manual would ensure project compliance with local City of Santee and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2015-0100) requirements for storm water management and water quality treatment. Therefore, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Less than significant impacts would occur.

- b) The project does not propose the use of local groundwater supplies or the construction of groundwater wells. Similar to most recent development in Santee, the project would rely on water service from the PDMWD and not ground water supplies. Development of the project site, specifically residential buildings, private streets/driveways, sidewalks, and parking spaces, would increase impervious surfaces by 4 acres, leaving 3 acres to be covered with pervious surfaces, such as landscape areas, water quality basins and park area (Rick Engineering 2021b). Infiltration of runoff through those pervious surfaces and biofiltration BMPs would continue upon development of the project site. Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- c) A Drainage Report has been prepared for the project (Appendix F; Rick Engineering 2020a). The existing and proposed drainage patterns are identified in the Drainage Report and summarized below. Drainage patterns on the project site are historically north to south, toward the San Diego River. The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces as follows:
 - i. As described in response X.a, the project would implement BMPs during and after construction to prevent substantial erosion or siltation on- or off-site. Less than significant impacts would occur.
 - ii. Based on the project-specific Drainage Report, there are three drainage basins on the property (Rick Engineering 2021a). Under pre-project conditions, the site produces 32.1 cubic feet per second (cfs) of runoff (i.e., Q_{100}), while under the post-project conditions the site would generate 35.3 cfs of runoff. According to the Drainage Report, only one of the three drainage basins would experience an increase in post-project runoff; the two other basins would continue to carry higher pre-project levels of runoff than post-project conditions. On-site BMPs and storm drain infrastructure would be installed on site to collect, detain and treat the project's runoff before its discharge to the local storm drain system. The BMPs would be sized to accommodate 100-year flows (Q_{100}) with inlets directing on-site flows to water quality basins, an underground detention vault and compact bio-filtration unit. Flows would then be conveyed to the local storm drain system that surrounds the project site, ultimately discharging into the San Diego River. Drainage patterns for the proposed condition would remain similar to drainage patterns in the pre-project condition. The detention vault has been sized and designed to route the post-project peak discharge rate back to pre-project conditions, thus avoiding any downstream flooding. The proposed drainage system would control runoff volumes and velocities within the site prior to their discharge off site. Therefore, detention of project runoff on site prior to its release would ensure that minor increase in the rate and

amount of surface runoff associated with the project would not result in flooding on- or offsite. Less than significant impacts would occur.

- iii. The project would implement BMPs during and after construction prior to discharging runoff to the off-site storm drain system. The proposed on-site drainage and water quality improvements integrated into the project and described in responses X.a and X.b.ii, would be sized to ensure that the project would not create or contribute runoff water at rates and amounts which would exceed the capacity of existing or planned stormwater drainage systems. In addition, the water quality basins and bio-filtration unit would treat all runoff before it would be discharged to prevent substantial new sources of polluted runoff. Less than significant impacts would occur.
- iv. The project is not located in a floodplain and all runoff produced in the post-construction condition would be detained and treated before being directed to the local storm drain system. No changes to existing drainage patterns are proposed. Therefore, the project would not impede or redirect flood flows and no impacts are identified.
- d) In the existing and the proposed condition, the entirety of the site is conveyed over hardened surfaces before being collected by storm drain and discharged below the 10-year water surface elevation of the San Diego River. The project site is outside the 100-year floodplain defined for the San Diego River located to the north. The project site is located over 15 miles inland from the Pacific Ocean and the nearest lake to the project site is San Vicente Reservoir, located approximately 7 miles to the northeast. Due to these intervening distances, there would be no drainage or water quality impacts to the project related to flood hazards or inundation by tsunami or seiche. No impacts would occur.
- e) The proposed installation of BMPs designed in accordance with the requirements of the City of Santee BMP Design Manual would ensure project compliance with local City of Santee and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2015-0100) requirements for storm water management and water quality treatment. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Less than significant impacts would occur.

SOURCES: Drainage Study (2021a); Storm Water Quality Management Plan (2021b); Conservation ELEMENT of General Plan (2003); Santee Municipal Code; Federal Transportation Association (2018).

XI. Land Use and Planning

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project would redevelop an underutilized residentially-designated property which is surrounded by existing residential and commercial buildings. The property is an urban infill site which is anticipated to be redeveloped by the Land Use Element of the General Plan, as noted in response XI.b. Demolition of several single family homes and commercial building to make way for an 80-unit condominium project would not physically divide an established community, but rather complete the redevelopment anticipated in the General Plan. No impacts would occur.
- b) The Land Use Element of the General Plan designates the site for medium-density residential (R-7) and general commercial (GC) use and identifies the project area as a new redevelopment area. The R-7 designation allows for 7-14 du/ac. The R-7 and GC zoning for the project site mirrors the land use designations. The project would construct 80 units on 7.0 acres, which would be equivalent to 11 du/ac and consistent with the land use and zoning designations for the property. The project would conform to the development regulations in the R-7 zone, including building height limits and lot coverage. Therefore, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impacts would occur.

SOURCES: Land Use Element of the General Plan (2003); Santee Municipal Code Zoning Ordinance (2020).

XII. Mineral Resources

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) According to the City of Santee General Plan, areas within the City that contain valuable mineral resources are located along the floodplain of the San Diego River and on the hills, underlain by granite and located north of the existing development in Carlton Hills, south of Prospect Avenue between Mesa Road and Fanita Drive and the north end of Magnolia Avenue. The project site is not located in an area that potentially contains valuable mineral

resources. Additionally, the site is currently developed with residential and commercial uses, designated in the General Plan and Zoning Ordinance for residential and commercial use, and is surrounded by residential and commercial development. Therefore, it is not anticipated that any minerals on the site would be considered available for use. No impacts would occur.

- b) The project site is an urban infill location and not located in an area that potentially contains valuable mineral resources. It is not anticipated that any minerals on the site would be considered available for use. No impacts would occur.

SOURCE: Conservation Element of the General Plan (2003).

XIII. Noise

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIII. NOISE. Would the Project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within 2 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- 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 Mission Gorge Road. Along Aubrey Glen Lane, 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 36-month 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 L_{max} 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.

A Construction Noise Analysis was completed to assess the project's potential for short-term construction noise impacts on nearby residential uses (Appendix H; dBF Associates 2021). Construction noise levels were estimated using the Canda/A Noise Prediction Model and a list of the anticipated construction equipment for the noisiest phases of construction (i.e., rough grading, wet utilities, dry utilities). To characterize construction noise, the predicted noise levels were then compared to the City of San Diego construction noise equivalent (L_{eq}) limit of a 12-hour (12h) average of 75 L_{eq} A-weighted decibels (dBA) because the City of Santee has no quantified noise standards in its Noise Ordinance. To produce a worst-case condition, the modelling assumed that the equipment would operate continuously within the boundary of the site. During rough grading, construction noise levels at the project property lines would range from approximately 71–75 dBA L_{eq} -12h. During wet utilities installation, construction noise levels at the project property lines would range from approximately 65–71 dBA L_{eq} -12h. During dry utilities installation, construction noise levels at the project property lines would range from approximately 63–69 dBA L_{eq} -12h. Therefore, construction noise levels would not exceed the 75 dBA L_{eq} -12h and predicted noise levels would be less at nearby residential properties due to distance from the property line. Therefore, the project would not generate temporary noise in excess of standards established in the local general plan or noise ordinance.

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 multi-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 multi-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 condominiums, among other residential unit types. When such structures are subject to exterior noise levels of 60 dBA day/night

average sound level (L_{dn}) or greater, an acoustical analysis is required to show that the interior noise levels would not exceed 45 dBA L_{dn} . This regulation is enforced by the City's Building Inspection Department.

The proposed residential units would be setback over 500 feet from Mission Gorge Road, the closest major roadway in the project area, and over 0.25 mile southwest of SR-52. According to Figure 7-2 of the Noise Element of the General Plan, the northern portion of the project site would be exposed to noise levels in excess of 60 dBA CNEL due to future noise along these roads. The proposed residential units would be constructed south 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 project would generate 640 average daily trips (ADT), as described in response XVII.b. The new vehicle trips would primarily utilize Mission Gorge Road and Aubrey Glen Drive 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 of 640 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, less than significant construction and operational noise impacts would occur.

- b) 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; therefore, Caltrans vibration criteria and analysis methods were applied in the project-specific Construction Vibration Analysis by Ldn Consulting (2021b) contained in Appendix I. As noted in the analysis, 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 a mix of residential (i.e., single-family, multi-family and mobile homes) and commercial buildings which do not operate vibration sensitive equipment but would be temporarily exposed to ground-borne vibration during proposed construction. Based on calculations conducted in the vibration analysis, 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.

- c) No private airports occur in the project vicinity. The City of Santee is exposed to transportation noise from aircraft operations at Gillespie Field Airport and Marine Corps Air Station Miramar. Noise contours for both facilities are contained in Figure 7-2 of the Noise Element of the General Plan. Gillespie Field Airport is located 2.7 miles southeast of the project site, while Marine Corps Air Station Miramar is located over 10 miles west of the project site. In both cases, the project site is situated outside the 65 dBA CNEL noise contours for those facilities and the residential uses would be considered normally acceptable with the airport noise. Aircraft noise would not adversely impact the project site and less than significant impacts are identified.

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:

- 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.

SOURCES: Noise Element of the General Plan (2003); Santee Municipal Code; Construction Noise Analysis (2021a); Caltrans Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013); Construction Vibration Analysis (2021b).

XIV. Population and Housing

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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 roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project is proposed on an infill site that is surrounded by development. The proposed condominium units would be consistent with the underlying density and population permitted by the General Plan and Zoning Ordinance. No new public roads are proposed and all utility infrastructure would be sized to meet the needs of the project. Therefore, the population growth associated with the project would not be in excess of what is assumed for the project site and would not induce substantial unplanned population growth in the area. Less than significant impacts would occur.
- b) The project would require the demolition of four residences. Assuming the SANDAG regional population rate of 2.67 persons per unit, the project would displace approximately 10 persons. Displacement of the on-site residents would not require the construction of replacement housing because the project area and San Diego region, in general, is heavily urbanized with available sources of vacant housing that could accommodate the current residents. Therefore, displacement of residents from the existing on-site housing, would not necessitate the construction of replacement housing elsewhere and less than significant impacts would occur.

SOURCES: SANDAG Regional Growth Forecast Assumptions (2018); Land Use Element of the General Plan (2003).

XV. Public Services

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) Fire protection services to the project site would be provided by the Santee Fire Department. The nearest fire station to the project site is Fire Station 5 located at 9130 Carlton Hills Drive, approximately 0.5 mile northeast of the site. The project's design features include fire hydrants, fire sprinklers, building spaces to allow facility access, and smoke alarms. The Santee Fire Department has reviewed the project and has determined that existing fire protection facilities and services are adequate to serve the project. Impacts would be less than significant.
- b) The project site is in an area that is served by San Diego County Sheriff's Department, which operates locally out of the Santee Substation on Cuyamaca Street. The Sheriff's Department also has a storefront facility in the Santee Trolley Square. Residential density associated with the project would be consistent with the land use designation of the site. The Sheriff's Department has reviewed the project and determined that existing police protection facilities and services are adequate to serve the project. Existing police protection is adequate to serve the project, and the project would not result in the need for new police facilities. Impacts would be less than significant.
- c) The project site is located within the Santee School District for students in preschool through 8th grade, and within Grossmont Union High School District for students in 9th through 12th grade. The project site is within the attendance boundaries for Chet F. Harritt School and West Hills High School. The Santee School District has provided the project applicant with a letter indicating that Chet F. Harritt School can accommodate new students generated by the project. Grossmont Union School District provided a letter which identifies that students are within the attendance area for West Hills High School, as well as makes note of the required developer fee assessment. Thus, the students generated by the project would be accommodated by the local schools without the need to physically alter or expand facilities.

The project would be required to pay mitigation fees to the applicable school district. Less than significant impacts would occur.

- d) While the project would generate approximately 199 new residents (assuming the SANDAG population rate of 2.49 persons per unit) which would utilize local parks, the proposed development is consistent with the land uses planned for the area and included in the long-range parkland forecasts for Santee. As noted below under response XVI.A, the project incorporates a private recreation amenity that residents would be able to use in addition to local parks. New development in the City is assessed a park-in-lieu fee to offset demands for service. Park impacts would be less than significant.
- e) The project would result in an incremental increase in demand on library services. As discussed above, the construction of 80 condominium units is consistent with the land uses planned for the site and would not result in substantial adverse impacts associated with the need for new or altered public facilities.

SOURCES: City of Santee General Plan, Land Use, Safety, and Circulation Elements; Santee School District letter; Grossmont Union High School District letter; SANDAG Regional Growth Forecast Assumptions.

XVI. Recreation

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- 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.

The project involves the construction of 80 condominium homes which would house approximately 199 residents, according to the SANDAG regional population rate, resulting in an increased demand for 2 acres of parkland based on the General Plan objective or the equivalent in in-lieu fees. The project design features a 22,000 SF (or 0.5 acre) common open space area for use by residents, containing recreational amenities such as a fenced dog run, tot lot play area with picnic tables, and an open lawn or turf area. The on-site facilities would offset the demand for recreation facilities in the City. However, the project would incrementally increase the demand for park space and would potentially increase usage at existing City parks. However, the increase in demand would be minor and would not result in substantial deterioration of existing City parks. Santee Municipal Code chapter 12.40, Park Lands Dedication, establishes the provision for dedication of land, payment of in-lieu fees, or a combination of both to provide park and recreation facilities to serve future residents of a subdivision development. The amount of land to be dedicated is based on the average occupancy rate per residential unit type and the ratio of dedication equivalent to 5 acres per 1,000 population. The project would be conditioned to pay park-in-lieu fees in accordance with the Santee Municipal Code to offset the incremental impact to recreational resources. Less than significant impacts are identified.

- b) The proposed recreational amenities would be integrated with the impacts of the residential housing community and would be for the private use of project residents. No additional recreation or park facilities would need to be constructed to serve the needs of the proposed residents. Therefore, no adverse physical impact on the environment would occur.

SOURCES: Land Use Element of the General Plan (2003); Recreation Element of the General Plan (2003); SANDAG Regional Growth Forecast Assumptions (2018); Santee Municipal Code.

XVII. Transportation

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curve or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project would be consistent with the projected traffic in the area because it is consistent with the site's residential (R-7) land use designation in the General Plan. The project would not cause changes to major roads, pedestrian linkages or bicycle facilities in the area. A sidewalk is proposed along the private street entrance road connecting to Aubrey Glen Drive. Transit is also available in the project area with the nearest bus stop (i.e., MTS Route 834) within 0.3 mile and the MTS Trolley Stop at the Mission Gorge/Cuyamaca Road intersection at 3.2 miles from the site. The project would not conflict with any adopted programs, plans or policies related to the local circulation system, including those in the Mobility Element of the General Plan.
- b) The project would generate 640 average daily trips (ADT) according to the Vehicle Miles Travelled (VMT) Assessment conducted for the project (Appendix J; LLG 2021). The City of Santee does not have published guidelines for conducting either screening level or full VMT analysis. Therefore, the San Diego Region Guidelines prepared by the Institute of Transportation Engineers (ITE) were utilized to determine if the project has the potential for VMT impacts (ITE 2019). Based on the ITE guidelines, since the Laurel Heights project is consistent with the General Plan designation and generates less than 1,000 ADT (i.e., 640 ADT), a VMT analysis is not necessary. In addition, the project is located in close proximity to many services and schools that would cut down on the length of travel necessary for the project's residents on a daily basis. These typical destinations include a grocery store only 2.6 miles away, the Town Center only 3.2 miles away, and schools less than 2 miles away (Chet F. Harritt Elementary/Middle School at 1 mile and West Hills High School at 1.8 miles, respectively). Transit is also available in the project area with the nearest bus stop (i.e., MTS Route 834) within 0.3 mile and the MTS Trolley Stop at the Mission Gorge/Cuyamaca Road intersection at 3.2 miles from the site. Therefore, the project impacts are presumed to be less than significant.
- c) The project would construct a full access private street at the entrance from Aubrey Glen Drive as shown in Figure 2. No changes to off-site streets are proposed. The configuration of the private street would comply with the City's engineering standards and would not create a geometric design feature that would substantially increase hazards in the project area. Impacts would be less than significant.
- d) Emergency access to and from the site would occur through the new private street connection with Aubrey Glen Drive. The project would comply with the Santee Fire Department's requirements and would not affect emergency access. Compliance with the Fire Department's review of the site plan will result in adequate emergency access and no impacts would occur.

SOURCES: Mobility Element of General Plan (2017); VMT Assessment (2021).

XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
<p>XVIII. TRIBAL CULTURAL RESOURCES. Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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) to Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) There are no known listed or eligible for listing situated on the project site as defined in Public Resources Code section 5020.1(k). The site is currently developed and has a low potential for archaeological resources; therefore, less than significant impacts to known listed or eligible sites would occur.
- b) On March 23, 2021, in compliance with California Public Resources Code section 21080.3.1 (AB 52), the City of Santee, as Lead Agency, sent a letter to the local tribes notifying them of the proposed project. Responses to the AB 52 consultation notice were not received. Therefore, it is assumed that no impacts to TCRs would occur. Nonetheless, construction monitoring would be implemented during grading, in accordance with MM CUL-1, to address the inadvertent discovery of unknown buried archaeological resources or TCRs. Less than significant impacts would occur. Refer to response V.b for additional discussion.

SOURCE: Conservation Element of the General Plan (2003).

XIX. Utilities and Service Systems

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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 stormwater drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) Water service and wastewater treatment is currently provided to the site and would continue to be provided to the site by the Padre Dam Municipal Water District (PDMWD). As part of the review process for the project, PDMWD issued a service letter to the project (2021). The letter indicates the project can connect to the 6-inch sewer main in Aubrey Glen Drive. For water service, the project can be served with a connection to the existing 10-inch ACP water main to the southeast parcel of the project and at the existing 6-inch ACP water main in Aubrey Glen Drive. Storm water drainage collection, treatment and conveyance facilities would be constructed as part of the project with ultimate connections to the storm drain facilities located in Aubrey Glen Drive and adjacent properties to the southeast. Electric power and natural gas exist on site; all overhead power lines would be underground on site as part of the project. The construction or relocation of these utilities would occur within the limits of work analyzed for the project and within existing road rights-of-way in the project area. No additional significant environmental effects would occur and less than significant impacts are identified.

- b) PDMWD's 2015 Urban Water Management Plan addresses the District's water system and includes a description of the water supply sources; magnitudes of historical and projected water use; and a comparison of water supply and water demands during normal, single-dry, and multiple-dry years. It also describes the District's conservation program and incorporation of the District's Advanced Water Purification (AWP) Program in its diversified water portfolio. PDMWD's Urban Water Management Plan anticipates the district will have adequate water supplies for existing customers and proposed customers that are consistent with the General Plan within their service area. Therefore, because the project is consistent with the General Plan land uses, there would be sufficient water supplies available from the water service provider and impacts would be less than significant.
- c) Project Facility Availability Forms from PDMWD indicate that facilities to serve the project are reasonably expected to be available. The project would not require construction of new water or wastewater treatment facilities or the expansion of existing facilities. Less than significant impacts would occur.
- d) The project would result in the construction of 80 residential condominium units that would generate solid waste during construction and its long-term operation. Project construction would comply with Santee Municipal Code section 9.04.060, Diversion Requirements, which requires a minimum of 50 percent by weight of construction and demolition debris to be diverted from landfills by using recycling, reuse, and diversion programs. The City 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. Less than significant impacts would occur.
- e) The condominiums would comply with local solid waste management and recycling requirements by having the storage facilities to facilitate diversion as required in the Santee Municipal Code which are designed to comply with the state's waste reduction goals. Less than significant impacts would occur.

SOURCES: Water and Sewer Project Facility Availability Forms (2020); 2015 Urban Water Management Plan (2016); Santee Municipal Code (2020); CalRecycle Solid Waste Information System (SWIS) (2020).

XX. Wildfire

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) Emergency access to and from the site would occur through the new private street connection with Aubrey Glen Drive. The project would comply with the Santee Fire Department's requirements and would not affect emergency access. Compliance with the Fire Department's review of the site plan will result in adequate emergency access and no impacts would occur.
- b) The project site is surrounded by developed land and the project is proposed as an urban infill development. Undeveloped open space occurs upslope of the property beyond the single family residential housing and mobile home park situated immediately to the north. The southern portion of the project site is mapped in a Very High Fire Hazard Severity Zone (VHFSZ) due to its proximity to nearby open space in Mission Trails Regional Park. The project site does not have direct interface with wildlands. The project design would comply with all fire code requirements in chapter 11.18 of the Santee Municipal Code and will be reviewed by the Santee Fire Department for compliance with the regulations. The California Building Code chapter 7A requires new buildings in VHFHSZs to use ignition resistant construction methods and materials. Upon review of the project design by City staff to verify compliance with these requirements, the project would have less than significant impacts to residents related to wildfire risk.

- c) The project would not 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. All improvements would occur on the project site and no impact is identified.
- d) The project site is situated downslope of a hillside above the existing residentially developed lands and open space beyond those homes. The project would not have a direct interface with wildlands. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impacts would occur.

SOURCES: CAL FIRE Fire Hazard Severity Zones Map (2007).

XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The following are Mandatory Findings of Significance in accordance with CEQA Guidelines section 15065.

- a) Although the project would remove mature trees that could contain nesting habitat for avian species, the site is considered developed/disturbed and the project would not have the

potential to substantially degrade the quality of habitat for wildlife species or plant species. As detailed in this Initial Study, impacts to sensitive species would be less than significant with mitigation incorporated. Due to its heavily disturbed and urbanized character, there is a low potential for intact cultural resources on the project site. However, MM CUL-1 would be applied to address potentially significant impacts to previously unidentified cultural resources and/or TCRs. Therefore, the project would not cause a substantial adverse change in the significance of an archaeological resource or TCRs.

- b) As documented in this Initial Study, the project would result in less than significant impacts with mitigation incorporated for biological resources, cultural resources and noise. All other impacts would be either less than significant or no impact. Mitigation would be required to reduce direct impacts to less than significant, which would also ensure the project does not contribute to cumulative impacts. As such, the project would not contribute to potentially significant cumulative environmental impacts.
- c) As discussed in this Initial Study, no hazardous conditions on the project site or in the surrounding area. It is not anticipated that construction activities would create conditions that would significantly directly or indirectly impact human beings. Any hazardous materials used at the site or removed from the site as part of the construction process would be handled in accordance with applicable regulations for the transport, use, storage, and disposal of such materials, ensuring that no substantial adverse effect on human beings would occur. As described in this Initial Study, the project would not result in significant long-term impacts associated with air quality, geology, hazards or hazardous materials, hydrology/water quality, or noise, and as such, would not result in an adverse effect on human beings, either directly or indirectly. Impacts would be less than significant.

REFERENCES

Alden Environmental, Inc.

2020 *Biological Resources Letter Report*. Laurel Heights Site, October 5.

CAL FIRE

2020 *Fire Hazard Severity Zones*, Santee.

California Department of Conservation

2020 *Farmland Mapping and Monitoring Program*.

California Department of Conservation (Caltrans)

2013 *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September.

California Energy Commission

2020 *2019 Integrated Energy Policy Report*. CEC-100-2019-001-CMD, November.

City of Santee

2020a *Municipal Code*.

2020b *Sustainable Santee Plan, Final*, December 2019, adopted January 8.

- 2017 Mobility Element of the General Plan.
- 2006 *Draft MSCP Subarea Plan.*
- 2003 *City of Santee General Plan 2000–2020, August 27.*

Cornerstone Communities Corporation

- 2020 Sustainable Santee Action Plan CEQA Project Consistency Checklist, Laurel Heights.

County of San Diego

- 2009 *Guidelines for Determining Significance of Paleontological Resources.* Land Use and Environment Group, Department of Planning and Land Use, Department of Public Works.

dBf Associates

- 2021a *Construction Noise Analysis, Laurel Heights, Santee, March 17.*
- 2021b *Construction Vibration Analysis, Laurel Heights, Santee, May 12.*

EFI Global

- 2020 *Phase 1 Environmental Site Assessment Report, Laurel Heights (Hiser) Property, October 9.*

Federal Aviation Administration (FAA)

- 2021 *Determination of No Hazard to Air Navigation, Buildings 1, 7, 10, 14, and 18 Laurel Heights Residential, June 1.*

Grossmont Union High School District

- 2020 School Availability Letter, October 16.

Ldn Consulting

- 2021a *Air Quality Assessment, Laurel Heights Development, March 15.*

Linscott, Law & Greenspan (LLG) Engineers

- 2021 *VMT Assessment Letter Report, Laurel Heights, March 11.*

Nova Services, Inc.

- 2020 *Geotechnical Investigation, Hiser Property, 7737 Mission Gorge Road, Santee, CA, April 13.*

Padre Dam Municipal Water District (PDMWD)

- 2021 *Water Service Review Letter, Tentative Map 2020-02, Laurel Heights.* Prepared by Rebecca Abbott, February 22.
- 2016 *2015 Urban Water Management Plan, October 26.*

Rick Engineering Company

- 2021a *Drainage Study for Laurel Heights, April 15.*
- 2021b *Stormwater Quality Management Plan for Laurel Heights, April 15.*

San Diego Air Pollution Control District (SDAPCD)

2020 Rules and Regulations Governing Air Quality.

San Diego Association of Governments (SANDAG)

2018 Regional Growth Forecast Assumptions, May 4. https://sdforward.com/docs/default-source/2019-regional-plan/staff-report/050418-rpc-4.pdf?sfvrsn=ed4af865_2.

San Diego County Airport Land Use Commission

2010 *Gillespie Field Airport Land Use Compatibility Plan*.

Santee School District

2020 *School Availability Letter*, September 17.

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Initial Study Appendices for the Laurel Heights Project (Tentative Map TM2020-2, Development Review Permit DR2020-4) may be downloaded at the following weblink:

<https://www.cityofsanteeca.gov/services/project-environmental-review>

LAUREL HEIGHTS MULTI-FAMILY RESIDENTIAL COMMENTS AND RESPONSES

RESPONSES TO COMMENT LETTERS

Written comments on the draft MND are reproduced on the following pages, along with responses to those comments. CEQA does not require lead agencies to provide formal responses to comments received on initial studies supporting proposed mitigated negative declarations. However, the City prepared this response to comments document to provide responses to comments received on the MND in order to provide comprehensive information and disclosure for both the public and the City's decision-makers.

Additionally, CEQA does not require the lead agency to respond to late comments. The lead agency is also not required to delay the environmental review process to prepare responses to late comments. (Public Resources Code, § 21091(d)); CEQA Guidelines, § 15207.) Late comments, which were submitted in opposition to the project, did not raise any new environmental issues that were not previously addressed in the MND or elsewhere in the administrative record for the project.

A comment letter was submitted during public review by local property owner(s) of the adjacent mobile home park on June 24, 2021 and responses are provided herein. Late comment letters submitted to the City by the Southwest Regional Council of Carpenters (received on July 19, 2021 at 5:32 p.m.) raised environmental concerns warranting further clarification, and as such, that letter and the City's responses are also included in this document.

Where changes were deemed necessary to clarify the draft MND text resulted from responding to comments, those minor changes are included in the response and demarcated with revision marks (underline for new text, ~~strikeout~~ for deleted text). The comment letters are listed alphabetically in each section.

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155 South El Molino Avenue
Suite 104
Pasadena, California 91101

VIA E-MAIL

July 19, 2021

Michael Coyne, Associate Planner
City of Santee Planning Department
10601 Magnolia Ave.
Santee, CA 92071
Em: mcoyne@cityofsanteeca.gov

RE: Laurel Heights Multifamily Residential Project Initial Study/Mitigated
Negative Declaration

Dear Mr. Coyne,

On behalf of the Southwest Regional Council of Carpenters (“**Commenter**” or “**Carpenter**”), my Office is submitting these comments on the City’s (“**City**” or “**Lead Agency**”) Initial Study / Mitigated Negative Declaration (“**IS/MND**”) (SCH No. 2020110132) for the Laurel Heights Multifamily Residential project (“**Project**”).

A-1

The Southwest Carpenters is a labor union representing more than 50,000 union carpenters in six states and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.

A-2

Commenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

A-3

Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected

A-4

to the Project’s environmental documentation may assert any issue timely raised by other parties).

A-4
cont.

Moreover, Commenter requests that the Lead Agency provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (“**CEQA**”), Cal Public Resources Code (“**PRC**”) § 21000 *et seq*, and the California Planning and Zoning Law (“**Planning and Zoning Law**”), Cal. Gov’t Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

A-5

The City should require the Applicant provide additional community benefits such as requiring local hire and use of a skilled and trained workforce to build the Project. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

A-6

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

A-7

[A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

A-7
cont.

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

. . . labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California’s workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.¹

A-8

Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the “[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component” can result in air pollutant reductions.²

A-9

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to “promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions.”³

A-10

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City “[c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential developments to require contractors to utilize apprentices from state-approved, joint

¹ California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, available at <https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf>

² South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, available at <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10>

³ City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, available at https://www.hayward-ca.gov/sites/default/files/documents/General_Plan_FINAL.pdf

labor-management training programs, . . .”⁴ In addition, the City of Hayward requires all projects 30,000 square feet or larger to “utilize apprentices from state-approved, joint labor-management training programs.”⁵

A-10
cont.

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.⁶

A-11

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents.⁷ Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

A-12

In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing.” The city’s First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When

⁴ City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, *available at* <https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf>.

⁵ City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

⁶ California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* <https://cprroundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf>

⁷ Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? *Journal of the American Planning Association* 72 (4), 475-490, 482, *available at* <http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf>.

needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

A-12
cont.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

A-13

The City should also require the Project to be built to standards exceeding the current 2019 California Green Building Code to mitigate the Project's environmental impacts and to advance progress towards the State of California's environmental goals.

A-14

I. **EXPERT**

Norman Marshall, President of Smart Mobility, Inc., is a transportation planning and modeling expert who specializes in analyzing the relationships between the built environment and travel behavior, and doing planning that coordinates multi-modal transportation with land use and community needs.

Mr. Marshall helped found Smart Mobility, Inc. in 2001. Prior to this, he was at RSG for 14 years where he developed a national practice in travel demand modeling. He specializes in analyzing the relationships between the built environment and travel behavior, and doing planning that coordinates multi-modal transportation with land use and community needs.

Mr. Marshall's company, Smart Mobility, has completed transportation projects in over 30 states for a wide range of clients including state Departments of Transportation, Metropolitan Planning Organizations, Cities, transit agencies, and public interest groups.

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Mr. Marshall graduated from Worcester Polytechnic Institute in 1977 with a B.S. in Mathematics and from Dartmouth College in 1982 with a M.S. in Engineering Sciences. He has many peer-reviewed publications and presentations. Mr. Marshall is co-leader of the Congress for the New Urbanism project for Transportation Modeling Reform. Mr. Marshall's curriculum vitae is provided along with his comment letter regarding the Project's transportation impacts, attached hereto as Exhibit D.

II. THE PROJECT WOULD BE APPROVED IN VIOLATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. Background Concerning the California Environmental Quality Act

CEQA has two basic purposes. First, CEQA is designed to inform decision makers and the public about the potential, significant environmental effects of a project. 14 California Code of Regulations (“CCR” or “CEQA Guidelines”) § 15002(a)(1).⁸ “Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made. Thus, the EIR ‘protects not only the environment but also informed self-government.’ [Citation.]” *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553, 564. The EIR has been described as “an environmental ‘alarm bell’ whose purpose it is to alert the public and its responsible officials to environmental changes before they have reached ecological points of no return.” *Berkeley Keep Jets Over the Bay v. Bd. of Port Comm’rs.* (2001) 91 Cal. App. 4th 1344, 1354 (“*Berkeley Jets*”); *County of Inyo v. Yorty* (1973) 32 Cal. App. 3d 795, 810.

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Second, CEQA directs public agencies to avoid or reduce environmental damage when possible by requiring alternatives or mitigation measures. CEQA Guidelines § 15002(a)(2) and (3). *See also, Berkeley Jets*, 91 Cal. App. 4th 1344, 1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal. 3d 553; *Laurel Heights Improvement Ass’n v. Regents of the University of California* (1988) 47 Cal. 3d 376, 400. The EIR serves to provide public agencies and the public in general with information about the effect that a proposed project is likely to have on the environment and to “identify ways that environmental damage can be avoided or significantly reduced.” CEQA Guidelines § 15002(a)(2). If the project has a significant effect on the environment, the agency may approve the project only upon finding that it has “eliminated or substantially lessened all significant effects on the environment where feasible” and that any unavoidable significant effects on the environment are “acceptable due to overriding concerns” specified in CEQA section 21081. CEQA Guidelines § 15092(b)(2)(A–B).

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⁸ The CEQA Guidelines, codified in Title 14 of the California Code of Regulations, section 15000 *et seq.*, are regulatory guidelines promulgated by the state Natural Resources Agency for the implementation of CEQA. (Cal. Pub. Res. Code § 21083.) The CEQA Guidelines are given “great weight in interpreting CEQA except when . . . clearly unauthorized or erroneous.” *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) 62 Cal. 4th 204, 217.

While the courts review an EIR using an “abuse of discretion” standard, “the reviewing court is not to ‘uncritically rely on every study or analysis presented by a project proponent in support of its position.’ A ‘clearly inadequate or unsupported study is entitled to no judicial deference.’” *Berkeley Jets*, 91 Cal. App. 4th 1344, 1355 (emphasis added) (quoting *Laurel Heights*, 47 Cal. 3d at 391, 409 fn. 12). Drawing this line and determining whether the EIR complies with CEQA’s information disclosure requirements presents a question of law subject to independent review by the courts. *Sierra Club v. Cnty. of Fresno* (2018) 6 Cal. 5th 502, 515; *Madera Oversight Coalition, Inc. v. County of Madera* (2011) 199 Cal. App. 4th 48, 102, 131. As the court stated in *Berkeley Jets*, 91 Cal. App. 4th at 1355:

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A prejudicial abuse of discretion occurs “if the failure to include relevant information precludes informed decision-making and informed public participation, thereby thwarting the statutory goals of the EIR process.

The preparation and circulation of an EIR is more than a set of technical hurdles for agencies and developers to overcome. The EIR’s function is to ensure that government officials who decide to build or approve a project do so with a full understanding of the environmental consequences and, equally important, that the public is assured those consequences have been considered. For the EIR to serve these goals it must present information so that the foreseeable impacts of pursuing the project can be understood and weighed, and the public must be given an adequate opportunity to comment on that presentation before the decision to go forward is made. *Communities for a Better Environment v. Richmond* (2010) 184 Cal. App. 4th 70, 80 (quoting *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal. 4th 412, 449–450).

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B. CEQA Requires Recirculation of an Initial Study / Mitigated Negative Declaration When It Has Been Substantially Revised

Members of the public must be given an opportunity to review and comment on a proposed negative declaration. PRC § 21091(b); CEQA Guidelines §§ 15072 – 15073. Further, the lead agency must incorporate project changes and mitigation measures into the project *before* circulating the proposed negative declaration for public review. PRC § 21080, subd. (c)(2); CEQA Guidelines §15070, subd. (b)(1). The policy purposes served by this review and comment requirement are numerous, and include: sharing expertise, ensuring accuracy, detecting omissions, disclosing agency analysis, and ensuring public participation. *See* CEQA Guidelines § 15200.

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If a negative declaration is “substantially revised” after the public notice for review and comment has been given, but before its adoption, it must be recirculated. CEQA Guidelines § 15073.5, subd. (a); see also PRC § 21080, subd. (f). A “substantial revision” of the negative declaration means either: (1) a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance; or (2) the lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required. CEQA Guidelines § 15073.5, subd. (b).

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The Final IS/MND and Project Description contains significant new analysis and project changes relating to the overall size of the Project itself, significant change to the Project’s air quality analysis, water analysis, an entire new analysis on cultural resources with subsequent mitigation, and a completely revised GHG analysis. Final IS/MND; April 21, 2021 City Staff Report. As such, the IS/MND needs to be revised and recirculated for additional public comment before the City considers any further recommendation or approval of the Project.

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C. Due to the COVID-19 Crisis, the City Must Adopt a Mandatory Finding of Significance that the Project May Cause a Substantial Adverse Effect on Human Beings and Mitigate COVID-19 Impacts

CEQA requires that an agency make a finding of significance when a Project may cause a significant adverse effect on human beings. PRC § 21083(b)(3); CEQA Guidelines § 15065(a)(4).

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Public health risks related to construction work requires a mandatory finding of significance under CEQA. Construction work has been defined as a Lower to High-risk activity for COVID-19 spread by the Occupations Safety and Health Administration. Recently, several construction sites have been identified as sources of community spread of COVID-19.⁹

SWRCC recommends that the Lead Agency adopt additional CEQA mitigation measures to mitigate public health risks from the Project’s construction activities.

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⁹ Santa Clara County Public Health (June 12, 2020) COVID-19 CASES AT CONSTRUCTION SITES HIGHLIGHT NEED FOR CONTINUED VIGILANCE IN SECTORS THAT HAVE REOPENED, available at <https://www.sccgov.org/sites/covid19/Pages/press-release-06-12-2020-cases-at-construction-sites.aspx>.

SWRCC requests that the Lead Agency require safe on-site construction work practices as well as training and certification for any construction workers on the Project Site.

In particular, based upon SWRCC's experience with safe construction site work practices, SWRCC recommends that the Lead Agency require that while construction activities are being conducted at the Project Site:

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cont.

Construction Site Design:

- The Project Site will be limited to two controlled entry points.
- Entry points will have temperature screening technicians taking temperature readings when the entry point is open.
- The Temperature Screening Site Plan shows details regarding access to the Project Site and Project Site logistics for conducting temperature screening.
- A 48-hour advance notice will be provided to all trades prior to the first day of temperature screening.
- The perimeter fence directly adjacent to the entry points will be clearly marked indicating the appropriate 6-foot social distancing position for when you approach the screening area. Please reference the Apex temperature screening site map for additional details.
- There will be clear signage posted at the project site directing you through temperature screening.
- Provide hand washing stations throughout the construction site.

Testing Procedures:

- The temperature screening being used are non-contact devices.
- Temperature readings will not be recorded.
- Personnel will be screened upon entering the testing center and should only take 1-2 seconds per individual.

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- Hard hats, head coverings, sweat, dirt, sunscreen or any other cosmetics must be removed on the forehead before temperature screening.
- Anyone who refuses to submit to a temperature screening or does not answer the health screening questions will be refused access to the Project Site.
- Screening will be performed at both entrances from 5:30 am to 7:30 am.; main gate [ZONE 1] and personnel gate [ZONE 2]
- After 7:30 am only the main gate entrance [ZONE 1] will continue to be used for temperature testing for anybody gaining entry to the project site such as returning personnel, deliveries, and visitors.
- If the digital thermometer displays a temperature reading above 100.0 degrees Fahrenheit, a second reading will be taken to verify an accurate reading.
- If the second reading confirms an elevated temperature, DHS will instruct the individual that he/she will not be allowed to enter the Project Site. DHS will also instruct the individual to promptly notify his/her supervisor and his/her human resources (HR) representative and provide them with a copy of Annex A.

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cont.

Planning

- Require the development of an Infectious Disease Preparedness and Response Plan that will include basic infection prevention measures (requiring the use of personal protection equipment), policies and procedures for prompt identification and isolation of sick individuals, social distancing (prohibiting gatherings of no more than 10 people including all-hands meetings and all-hands lunches) communication and training and workplace controls that meet standards that may be promulgated by the Center for Disease Control, Occupational Safety and Health Administration,

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Cal/OSHA, California Department of Public Health or applicable local public health agencies.¹⁰

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cont.

The United Brotherhood of Carpenters and Carpenters International Training Fund has developed COVID-19 Training and Certification to ensure that Carpenter union members and apprentices conduct safe work practices. The Agency should require that all construction workers undergo COVID-19 Training and Certification before being allowed to conduct construction activities at the Project Site.

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D. The IS/MND's Mitigation Measures are Impermissibly Vague and Defer Critical Details

The IS/MND improperly defers critical details of mitigation measures. The formulation of mitigation measures generally cannot be deferred until after certification and approval of the environmental document and approval of a project. CEQA Guidelines § 15126.4(a)(1)(B) ("...[f]ormulation of mitigation measures should not be deferred until some future time.").

Deferring critical details of mitigation measures undermines CEQA's purpose as a public information and decision-making statute. "[R]eliance on tentative plans for future mitigation after completion of the CEQA process significantly undermines CEQA's goals of full disclosure and informed decisionmaking; and[,] consequently, these mitigation plans have been overturned on judicial review as constituting improper deferral of environmental assessment." *Communities for a Better Environment v. City of Richmond* (2010) 184 Cal. App. 4th 70, 92 ("*Communities*"). As the Court noted in *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 307, "[a] study conducted after approval of a project will inevitably have a diminished influence on decision-making. Even if the study is subject to administrative approval, it is analogous to the sort of post hoc rationalization of agency actions that has been repeatedly condemned in decisions construing CEQA."

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¹⁰ See also The Center for Construction Research and Training, North America's Building Trades Unions (April 27 2020) NABTU and CPWR COVID-19 Standards for U.S. Construction Sites, available at https://www.cpwr.com/sites/default/files/NABTU_CPWR_Standards_COVID-19.pdf; Los Angeles County Department of Public Works (2020) Guidelines for Construction Sites During COVID-19 Pandemic, available at https://dpw.lacounty.gov/building-and-safety/docs/pw_guidelines-construction-sites.pdf.

..

A lead agency's adoption of an EIR's proposed mitigation measure for a significant environmental effect that merely states a "generalized goal" to mitigate a significant effect without committing to any specific criteria or standard of performance violates CEQA by improperly deferring the formulation and adoption of enforceable mitigation measures. *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 670; *Communities, supra*, 184 Cal.App.4th at 93 ("EIR merely proposes a generalized goal of no net increase in greenhouse gas emissions and then sets out a handful of cursorily described mitigation measures for future consideration that might serve to mitigate the [project's significant environmental effects.]); cf. *Sacramento Old City Assn. v. City Council* (1991) 229 Cal.App.3d 1011, 1028-1029 (upheld EIR that set forth a range of mitigation measures to offset significant traffic impacts where performance criteria would have to be met, even though further study was needed and EIR did not specify which measures had to be adopted by city).].

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The following Project mitigation measures are impermissibly vague and defer critical details:

- 1) *Biological Resources*: MM BIO-1 fails to specify a mitigation plan should avian bird species be found and fails to include any performance standard for conducting pre-construction surveys or subsequent mitigation.
- 2) *Cultural Resources*: MM CUL-1 fails to specify any detailed plan for monitoring discovery of archeological resources, what will be done with any discovery, nor is any performance standard specified by which monitoring should be performed or resources handled once discovered.

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The City should amend the above mitigation measures in an EIR to specify details of any needed mitigation plans and what performance standards will be used to ensure that impacts will be less than significant.

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E. The City Should Prepare an EIR for the Project

A strong presumption in favor of requiring preparation of an EIR is built into CEQA. This presumption is reflected in what is known as the "fair argument" standard, under which an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the

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environment. *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal. App. 4th 1597, 1602; *Friends of "B" St. v. City of Hayward* (1980) 106 Cal. 3d 988, 1002.

The fair argument test stems from the statutory mandate that an EIR be prepared for any project that "may have a significant effect on the environment." Pub. Res. Code ("PRC") § 21151; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. App. 3d 68, 75; *Jensen v. City of Santa Rosa* (2018) 23 Cal. App. 5th 877, 884. Under this test, if a proposed project is not exempt and may cause a significant effect on the environment, the lead agency must prepare an EIR. PRC §§ 21100(a), 21151; CEQA Guidelines § 15064(a)(1), (f)(1). An EIR may be dispensed with only if the lead agency finds no substantial evidence in the initial study or elsewhere in the record that the project may have a significant effect on the environment. *Parker Shattuck Neighbors v. Berkeley City Council* (2013) 222 Cal. App. 4th 768, 785. In such a situation, the agency must adopt a negative declaration. PRC § 21080(c)(1); CEQA Guidelines §§ 15063(b)(2), 15064(f)(3).

"Significant effect upon the environment" is defined as "a substantial or potentially substantial adverse change in the environment." PRC § 21068; CEQA Guidelines § 15382. A project "may" have a significant effect on the environment if there is a "reasonable probability" that it will result in a significant impact. *No Oil, Inc. v. City of Los Angeles*, 13 Cal. 3d at 83 fn. 16; *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 309. If any aspect of the project may result in a significant impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. CEQA Guidelines § 15063(b)(1). See *County Sanitation Dist. No. 2 v. County of Kern* (2005) 127 Cal. App. 4th 1544, 1580.

This standard sets a "low threshold" for preparation of an EIR. *Consolidated Irrig. Dist. V. City of Selma* (2012) 204 Cal. App. 4th 187, 207; *Nelson v. County of Kern* (2010) 190 Cal. App. 4th 252; *Pocket Protectors v. City of Sacramento* (2004) 124 Cal. App. 4th 903, 928; *Bowman v. City of Berkeley* (2004) 122 Cal. App. 4th 572, 580; *Citizen Action to Serve All Students v. Thornley* (1990) 222 Cal. App. 3d 748, 754; *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 310. If substantial evidence in the record supports a fair argument that the project may have a significant environmental effect, the lead agency must prepare an EIR even if other substantial evidence before it indicates the project will have no significant effect. See *Jensen v. City of Santa Rosa* (2018) 23 Cal. App. 5th 877, 886; *Clews Land & Livestock v. City of San Diego* (2017) 19 Cal. App. 5th 161, 183; *Stanislaus Audubon Soc'y, Inc. v. County of Stanislaus* (1995) 33 Cal. App. 4th 144, 150;

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cont.

Brentwood Ass'n for No Drilling, Inc. v. City of Los Angeles (1982) 134 Cal. App. 3d 491; *Friends of "B" St. v. City of Hayward* (1980) 106 Cal. App. 3d 988; CEQA Guidelines § 15064(f)(1).

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cont.

As explained in full below, there is a fair argument that the Project will have a significant effect on the environment. As a result, the “low threshold” for preparation of an EIR has been met and the City must prepare an EIR.

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F. The IS/MND Fails to Support Its Findings with Substantial Evidence

When new information is brought to light showing that an impact previously discussed in the EIR but found to be insignificant with or without mitigation in the EIR’s analysis has the potential for a significant environmental impact supported by substantial evidence, the EIR must consider and resolve the conflict in the evidence. See *Visalia Retail, L.P. v. City of Visalia* (2018) 20 Cal. App. 5th 1, 13, 17; see also *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th 1099, 1109. While a lead agency has discretion to formulate standards for determining significance and the need for mitigation measures—the choice of any standards or thresholds of significance must be “based to the extent possible on scientific and factual data and an exercise of reasoned judgment based on substantial evidence. CEQA Guidelines § 15064(b); *Cleveland Nat'l Forest Found. v. San Diego Ass'n of Gov'ts* (2017) 3 Cal. App. 5th 497, 515; *Mission Bay Alliance v. Office of Community Inv. & Infrastructure* (2016) 6 Cal. App. 5th 160, 206. And when there is evidence that an impact could be significant, an EIR cannot adopt a contrary finding without providing an adequate explanation along with supporting evidence. *East Sacramento Partnership for a Livable City v. City of Sacramento* (2016) 5 Cal. App. 5th 281, 302.

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In addition, a determination that regulatory compliance will be sufficient to prevent significant adverse impacts must be based on a project-specific analysis of potential impacts and the effect of regulatory compliance. In *Californians for Alternatives to Toxics v. Department of Food & Agric.* (2005) 136 Cal. App. 4th 1, the court set aside an EIR for a statewide crop disease control plan because it did not include an evaluation of the risks to the environment and human health from the proposed program but simply presumed that no adverse impacts would occur from use of pesticides in accordance with the registration and labeling program of the California Department of Pesticide Regulation. See also *Ebbetts Pass Forest Watch v Department of Forestry & Fire Protection* (2008) 43 Cal. App. 4th 936, 956 (fact that Department of Pesticide Regulation had

assessed environmental effects of certain herbicides in general did not excuse failure to assess effects of their use for specific timber harvesting project).

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cont.

1. *The DEIR Fails to Support its Findings on Transportation Impacts with Substantial Evidence.*

CEQA Guidelines § 15064.3(b) requires analysis of a Project's vehicle miles traveled (VMT) impacts as part of the environmental document's transportation impacts analysis.

For all of the reasons outlined by the Smart Mobility comments (attached as Exhibit D) on the Project's vehicle miles traveled (VMT) impacts, the IS/MND's transportation analysis is not supported by substantial evidence. The principal points are as follows:

- 1) The proposed project is in a Census Tract where VMT per capita is 16 percent higher than the regional average.
- 2) A primary cause for the high VMT per capita in this area is that it is relatively job poor and many residents commute long distances to jobs throughout the region.
- 3) The MND downplays the project's VMT impacts by listing distances to services and to transit that are typical for suburban development and do not demonstrate a less than significant VMT impact.
- 4) The primary rationale given in the MND for not doing a full VMT analysis and mitigation is that the project would generate than 640 trips per day, i.e. less than a 1,000 threshold in an ITE guidelines document. However, this same ITE guidance document also presents a threshold of 110 trips per day which this project exceeds by a wide margin. The MND should include a VMT estimate and a mitigation strategy to lower VMT per capita to 15 percent below the City of Santee average.

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(Ex. D, 1.)

The IS/MND fails to substantiate a claim to exclude a VMT analysis or conclude that there would be no significant VMT impact because the Project arbitrarily imposes 1,000 trip/day ITE guidelines threshold. As the Smart Mobility comments point out,

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this belies another ITE guidelines threshold that is significantly lower (110 trips per day) and applies to the Project. (Ex. D, 4.) The 110 trips/day threshold is supported by the San Diego ITE guidelines, is based upon statewide guidance, and was developed in consideration of the determination of transportation impacts of land development projects. (*Id.*)

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cont.

Furthermore, the Project’s VMT analysis fails to correct analyze VMT as it relates to the Project and significantly undercounts probable trips and trip length. Project Census Tract indicates that many Project residents will likely commute to San Diego and Kearny Mesa and other dispersed locations throughout San Diego County. (Ex. D, 3.) This fact is borne out by the available data. VMT per capita in Census Tract 166.05 is 16% higher than the regional VMT average. (Ex. D, 2.) This alone should exclude any omission of a VMT analysis and a significant impact finding.

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Thus, the IS/MND failed to demonstrate a less than significant transportation impact and needs to incorporate all feasible mitigation measures to reduce Project VMT impacts, in addition to updating its transportation analysis in a future EIR.

2. *The IS/MND Fails to Support its Findings on Land Use with Substantial Evidence Due to Omission of Information.*

CEQA requires that an environmental document identify and discuss the significant effects of a Project, alternatives and how those significant effects can be mitigated or avoided. CEQA Guidelines § 15126.2; PRC §§ 21100(b)(1), 21002.1(a). An environmental documents discussion of potentially significant effects must “provide an adequate analysis to inform the public how its bare numbers translate to create potential adverse impacts or it must adequately explain what the agency does know and why, given existing scientific constraints, it cannot translate potential . . . [environmental] impacts further.” *Sierra Club v. County of Fresno* (2018) 6 Cal. 5th 502, 521; *see also* citing *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 405; *see also* PRC §§ 21002.1(e), 21003(b).

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The Court may determine whether a CEQA environmental document sufficiently discloses information required by CEQA *de novo* as “noncompliance with the information disclosure provisions” of CEQA is a failure to proceed in a manner required by law. PRC § 21005(a); *see also* *Sierra Club v. County of Fresno* (2018) 6 Cal. 5th 502, 515; CEQA Guidelines.

The IS/MND fails to evaluate consistency of this Project with the City’s General Plan, City’s Regional Housing Needs Assessment targets, Sustainable Community Strategy and Regional Transportation Plan. Thus, the IS/MND’s conclusion that there would be no potentially significant land use impacts without any analysis of consistency with applicable plans is not based upon substantial evidence. The IS/MND should be recirculated as an EIR with an analysis of applicable land use plans and whether the Project would be consistent or not with applicable provisions of those plans.

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3. *The IS/MND Fails to Support its Findings on Noise with Substantial Evidence.*

CEQA Guidelines, Appendix G requires an analysis to determine whether persons would be exposed to excessive noise levels based upon standards established in local general plans, ordinances, or any other applicable standards. The proposed Project is surrounded by nearby sensitive receptors at the east, south, and west sides of the Project site. (IS.MND, 2.) While the City of Santee may not impose construction noise limits or standards, the generally acceptable standard in the San Diego area, as pointed out and applied by the IS/MND noise analysis, is a weighted average of 75 dBA.

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The IS/MND’s noise analysis indicates that construction noise levels would meet or exceed 75 dBA through use of various construction equipment. (IS/MND, App. H, 2.) The noise analysis does not provide any information or evidence relating to its conclusion that construction noise would not exceed 75 dBA when nearly all construction noise sources would exceed that level. It does not appear that any attempt was made to quantify actual project noise levels from the property lines which should be done to utilize a conservative analysis as required by CEQA.

The IS/MND’s noise analysis should incorporate mitigation measures and a significant impact finding in a revised and recirculated IS/MND or EIR.

G. The IS/MND Demonstrates Significant Construction Related Air Quality Emissions even after Mitigation.

The IS/MND notes that construction activities will result in emissions of ROC and NOx exceeding the Ventura County Air Pollution Control District (APCD) thresholds of significance. (IS/MND, 19-20.) In addition, the IS / MND concludes that the Project will result in significant fugitive dust emissions. *Id.*

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CEQA requires the preparation of a full environmental impact report upon a finding of significant and unmitigated environmental impacts. The IS / MND brushes off

these concerns by claiming that CEQA only requires a lead agency to look at operational not construction emissions. *Id.*

CEQA requires that an agency analyze both construction and operational environmental impacts and requires an agency to analyze the Project through a full environmental impact report and mitigate to the extent feasible upon finding that a Project would result in significant and unmitigable environmental impacts. The City is required to prepare a full environmental impact report.

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cont.

II. THE PROJECT VIOLATES THE STATE PLANNING AND ZONING LAW AS WELL AS THE CITY'S GENERAL PLAN

A. Background Regarding the State Planning and Zoning Law

Each California city and county must adopt a comprehensive, long-term general plan governing development. *Napa Citizens for Honest Gov. v. Napa County Bd. of Supervisors* (2001) 91 Cal. App.4th 342, 352, citing Gov. Code §§ 65030, 65300. The general plan sits at the top of the land use planning hierarchy (See *DeVita v. County of Napa* (1995) 9 Cal. App. 4th 763, 773), and serves as a “constitution” or “charter” for all future development. *Lesher Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal. App. 3d 531, 540.

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General plan consistency is “the linchpin of California’s land use and development laws; it is the principle which infused the concept of planned growth with the force of law.” See *Debottari v. Norco City Council* (1985) 171 Cal. App. 3d 1204, 1213.

State law mandates two levels of consistency. First, a general plan must be internally or “horizontally” consistent: its elements must “comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.” (See Gov. Code § 65300.5; *Sierra Club v. Bd. of Supervisors* (1981) 126 Cal. App. 3d 698, 704.) A general plan amendment thus may not be internally inconsistent, nor may it cause the general plan as a whole to become internally inconsistent. See *DeVita*, 9 Cal. App. 4th at 796 fn. 12.

Second, state law requires “vertical” consistency, meaning that zoning ordinances and other land use decisions also must be consistent with the general plan. (See Gov. Code § 65860(a)(2) [land uses authorized by zoning ordinance must be “compatible with the objectives, policies, general land uses, and programs specified in the [general] plan.”]; see also *Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal. App. 3d 1176, 1184.) A zoning ordinance that conflicts with the general plan or

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impedes achievement of its policies is invalid and cannot be given effect. See *Lesber*, 52 Cal. App. 3d at 544.

State law requires that all subordinate land use decisions, including conditional use permits, be consistent with the general plan. See Gov. Code § 65860(a)(2); *Neighborhood Action Group*, 156 Cal. App. 3d at 1184.

A project cannot be found consistent with a general plan if it conflicts with a general plan policy that is “fundamental, mandatory, and clear,” regardless of whether it is consistent with other general plan policies. See *Endangered Habitats League v. County of Orange* (2005) 131 Cal. App. 4th 777, 782-83; *Families Unafraid to Uphold Rural El Dorado County v. Bd. of Supervisors* (1998) 62 Cal. App. 4th 1332, 1341-42 (“FUTURE”).

Moreover, even in the absence of such a direct conflict, an ordinance or development project may not be approved if it interferes with or frustrates the general plan’s policies and objectives. See *Napa Citizens*, 91 Cal. App. 4th at 378-79; see also *Lesber*, 52 Cal. App. 3d at 544 (zoning ordinance restricting development conflicted with growth-oriented policies of general plan).

B. The IS/MND is Required to Review the Project’s Consistency with Regional Housing Plans, Sustainable Community Strategy and Regional Transportation Plans

CEQA Guidelines section 15125(d) requires that an environmental document “discuss any inconsistencies between the proposed project and applicable general plans, specific plans and regional plans. See also *Golden Door Properties, LLC v. County of San Diego* (2020) 50 Cal. App. 5th 467, 543.

The IS/MND should thoroughly evaluate the consistency of this Project with the City’s General Plan, City’s Regional Housing Needs Assessment targets, Sustainable Community Strategy and Regional Transportation Plan. The IS/MND fails to analyze the Project’s consistency with any of these applicable plans.

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cont.

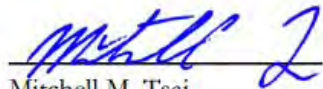
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III. CONCLUSION

Commenters request that the City revise and recirculate the IS / MND for public comment to address the aforementioned concerns. If the City has any questions or concerns, feel free to contact my Office.

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Sincerely,



Mitchell M. Tsai

Attorneys for Southwest Regional Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B);

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C); and

July 13, 2021 Letter to Mitchell M. Tsai from Norman Marshall, Smart Mobility, Inc., re Comments on the Laurel Heights Multifamily Residential Project MND (Exhibit D).

EXHIBIT A



Technical Consultation, Data Analysis and
Litigation Support for the Environment

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March 8, 2021

Mitchell M. Tsai
155 South El Molino, Suite 104
Pasadena, CA 91101

Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

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Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects."¹ CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.²

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The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.³

¹ "California Emissions Estimator Model." CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

² "California Emissions Estimator Model." CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

³ "CalEEMod User's Guide." CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.⁴

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

$$\text{VMT}_i = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$$

Where:

n = Number of land uses being modeled."⁵

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

$$\text{Emissions}_{\text{pollutant}} = \text{VMT} * \text{EF}_{\text{running,pollutant}}$$

Where:

Emissions_{pollutant} = emissions from vehicle running for each pollutant

VMT = vehicle miles traveled

EF_{running,pollutant} = emission factor for running emissions."⁶

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.⁷ In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence.⁸ The default number of construction-related worker trips is calculated by multiplying the

⁴ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14-15.

⁵ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 23.

⁶ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.

⁷ "CalEEMod User's Guide." CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

⁸ CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.⁹ Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively.¹⁰ Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.¹¹ The operational home-to-work vehicle trip lengths are:

“[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings” (emphasis added).¹²

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).¹³

Worker Trip Length by Air Basin		
Air Basin	Rural (miles)	Urban (miles)
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	16.47	11.17
Minimum	10.80	10.80
Maximum	19.80	14.70
Range	9.00	3.90

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cont.

⁹ “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

¹⁰ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.

¹¹ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14.

¹² “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 21.

¹³ “Appendix D Default Data Tables.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8- miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7- miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

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cont.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.¹⁴ In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

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Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO ₂ e)	3,623
Amortized Construction GHG Emissions (MT CO ₂ e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO ₂ e)	3,024
Amortized Construction GHG Emissions (MT CO ₂ e/year)	100.80
% Decrease in Construction-related GHG Emissions	17%

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

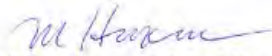
This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project's urbanization level and location.

¹⁴ "Appendix D Default Data Tables." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-85.

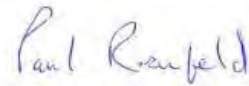
Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

EXHIBIT B



Technical Consultation, Data Analysis and
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Paul Rosenfeld, Ph.D.

Principal Environmental Chemist

Chemical Fate and Transport & Air Dispersion Modeling

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

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Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H₂O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health*. 18:48

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Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society*. Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; Rosenfeld, P.E. (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; Rosenfeld, P.E. (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluorooctanoic Acid (PFOA) and Perfluorooctane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., Rosenfeld, P. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

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Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

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Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants..* Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conference*. Lecture conducted from Indianapolis, Maryland.

Rosenfeld, P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation*. Lecture conducted from Anaheim California.

Rosenfeld, P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest*. Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell*. Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest*. Lecture conducted from Lake Chelan, Washington.

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Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. \$41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: \$10,000 grant awarded to San Diego State University. Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. \$100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. \$20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: \$10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: \$15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. \$500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

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Deposition and/or Trial Testimony:

- In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs*, vs. United States Metals Refining Company et. al. *Defendant*.
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019
- In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs*, vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido"
Defendant.
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19
- In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018
- In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosociences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017
- In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017
- In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017
- In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018
- In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs*, vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

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- In The Superior Court of the State of Washington, County of Snohomish
 Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
 Case No.: No. 13-2-03987-5
 Rosenfeld Deposition, February 2017
 Trial, March 2017
- In The Superior Court of the State of California, County of Alameda
 Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
 Case No.: RG14711115
 Rosenfeld Deposition, September 2015
- In The Iowa District Court In And For Poweshiek County
 Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
 Case No.: LALA002187
 Rosenfeld Deposition, August 2015
- In The Iowa District Court For Wapello County
 Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
 Law No.: LALA105144 - Division A
 Rosenfeld Deposition, August 2015
- In The Iowa District Court For Wapello County
 Doug Pauls, et al., et al., Plaintiffs vs. Richard Warren, et al., Defendants
 Law No.: LALA105144 - Division A
 Rosenfeld Deposition, August 2015
- In The Circuit Court of Ohio County, West Virginia
 Robert Andrews, et al. v. Antero, et al.
 Civil Action NO. 14-C-30000
 Rosenfeld Deposition, June 2015
- In The Third Judicial District County of Dona Ana, New Mexico
 Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward
 DeRuyter, Defendants
 Rosenfeld Deposition: July 2015
- In The Iowa District Court For Muscatine County
 Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
 Case No 4980
 Rosenfeld Deposition: May 2015
- In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
 Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
 Case Number CACE07030358 (26)
 Rosenfeld Deposition: December 2014
- In the United States District Court Western District of Oklahoma
 Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City
 Landfill, et al. Defendants.
 Case No. 5:12-cv-01152-C
 Rosenfeld Deposition: July 2014

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In the County Court of Dallas County Texas

Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant*.

Case Number cc-11-01650-E

Rosenfeld Deposition: March and September 2013

Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio

John Michael Abicht, et al., *Plaintiffs*, vs. Republic Services, Inc., et al., *Defendants*

Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)

Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division

Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs*, vs. BP Products North America, Inc., *Defendant*.

Case 3:10-cv-00622

Rosenfeld Deposition: February 2012

Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland

Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants

Case Number: 03-C-12-012487 OT

Rosenfeld Deposition: September 2013

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EXHIBIT C



Technical Consultation, Data Analysis and
Litigation Support for the Environment

1640 5th St., Suite 204 Santa
Santa Monica, California 90401
Tel: (949) 887-9013
Email: mhagemann@swape.com

Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

**Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review**

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

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- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt’s responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

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With Komex H2O Science Inc., Matt’s duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

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- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

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- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nationwide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

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Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

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Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

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cont.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukunaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

A-51
cont.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

A-51
cont.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

EXHIBIT D



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Thetford Center VT 05075

Norman Marshall, President
(802) 356-2969

nmarshall@smartmobility.com

July 13, 2021

Mitchell M. Tsai
155 South El Molino Avenue
Suite 104
Pasadena, CA 91101

Subject: Comments on the Laurel Heights Multifamily Residential MND

Dear Mr. Tsai,

I have reviewed vehicle miles traveled (VMT) impacts in the *Laurel Heights Multifamily Initial Study & Draft Mitigated Negative Declaration ("MND")*. I make the following findings:

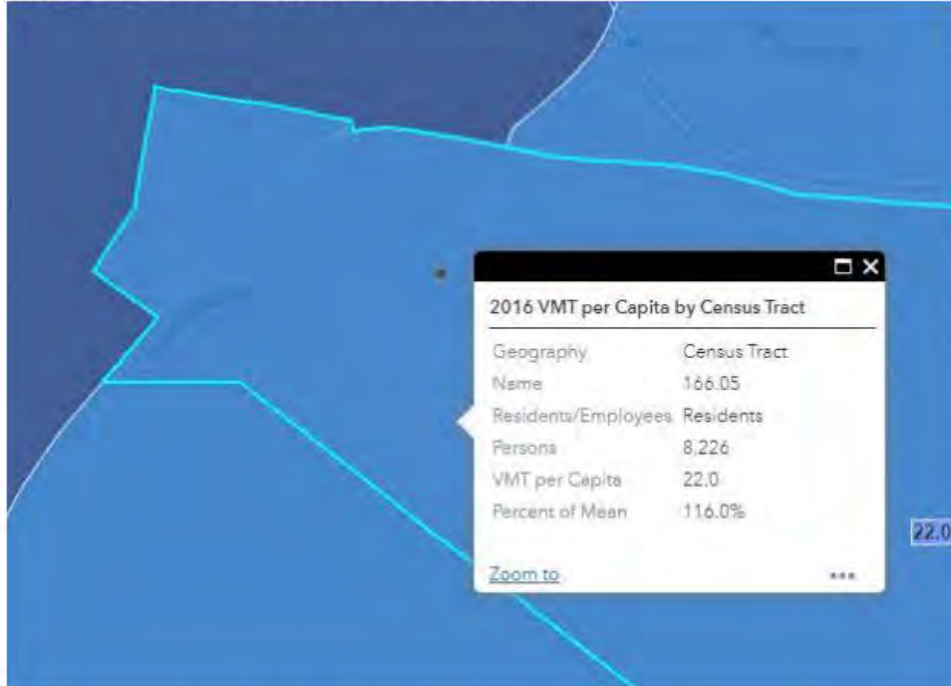
- 1) The proposed project is in a Census Tract where VMT per capita is 16 percent higher than the regional average.
- 2) A primary cause for the high VMT per capita in this area is that it is relatively job poor and many residents commute long distances to jobs throughout the region.
- 3) The MND downplays the project's VMT impacts by listing distances to services and to transit that are typical for suburban development and do not demonstrate a less than significant VMT impact.
- 4) The primary rationale given in the MND for not doing a full VMT analysis and mitigation is that the project would generate than 640 trips per day, i.e. less than a 1,000 threshold in an ITE guidelines document. However, this same ITE guidance document also presents a threshold of 110 trips per day which this project exceeds by a wide margin. The MND should include a VMT estimate and a mitigation strategy to lower VMT per capita to 15 percent below the City of Santee average.

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1

VMT Per Capita at the Project Location is 16% Higher Than the Regional Average
 The San Diego Association of Governments has estimated VMT per capita for all Census Tracts in San Diego County.¹ The project location, 7739 Mission George Road is in Census Tract 166.05. As shown in Figure 1, this Census Tract has VMT of 22.0 per capita per day. This exceeds the regional average by 16.0%.

Figure 1: VMT Per Capita in Project Census Tract (SANDAG)



A-53

The VMT per capita is similar to the average for the City of Santee which is 22.4.² In general, a housing project in Santee would need to mitigate VMT per capita down to 85 percent of the City average, i.e. to 19.04 VMT per capita per day to satisfy OPR guidelines.

A primary cause of the higher than average VMT per capita is the long commutes made by many residents in this relatively job-poor area. The U.S. Census Bureau publishes Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data that provide detailed geographic data about workers, jobs, and commute. Figure 2 maps commute destinations for workers living in the project Census Tract.

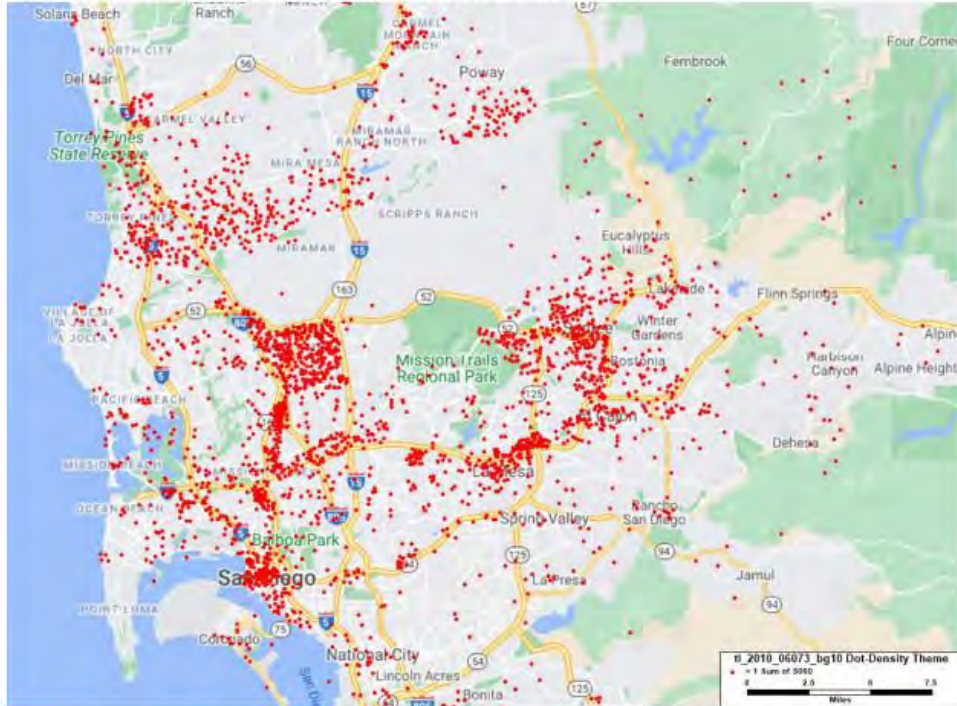
A-54

¹ <https://sandag.maps.arcgis.com/apps/webappviewer/index.html?id=5b4af92bc0dd4b7babbce21a7423402a>

²Harris & Associates, Fanita Ranch Project Section 4.16 Transportation, P. 4.

<https://www.cityofsanteeca.gov/home/showpublisheddocument/19019/637274722817070000>

Figure 2: Work Locations for Commuters from Project Census Tract



A-54
cont.

As shown in Figure 2, there are clusters of commutes to relatively local areas including Santee, El Cajon and La Mesa – but also large clusters to San Diego and Kearny Mesa as well as to dispersed locations throughout San Diego County and beyond (not shown).

The MND Unrealistically Downplays the VMT Impacts of the Proposed Project
The MND states:

“... the project is located in close proximity to many services and schools that would cut down on the length of travel necessary for the project’s residents on a daily basis. These typical destinations include a grocery store only 2.6 miles away, the Town Center only 3.2 miles away, and schools less than 2 miles away... Transit is also available in the project area with the nearest bus stop (i.e., MTS Route 834) within 0.3 mile and the MTS Trolley Stop at the Mission Gorge/Cuyamaca Road intersection at 3.2 miles from the site. Therefore, the project impacts are presumed to be less than significant” (Initial Study, p. 41)

A-55

The distances given in the MND to schools, services and transit are typical of suburban development anywhere and do not support the claim of a “less than significant” VMT impact. Furthermore, the

nearest bus stop is to a very minor route with weekday service to Santee Town Center only once per hour.³

A-55
cont.

Daily Trip Threshold

The primary rationale given in the MND for not doing a full VMT analysis is that the project would generate than 640 trips per day, i.e. less than a 1,000 trip-per-day threshold given in Guidelines for Transportation Impact Studies in the San Diego Region prepared by the local chapter of the Institute of Transportation Engineers (ITE).⁴

However, this threshold is only one of two different thresholds described in the ITE guidelines. The 1,000 trip-per-day threshold is labeled "Alternative 1 - Minimum Project Size Based on Previous TIS Guidelines." The other approach is labeled: "Alternative 2 – Minimum Project Size Based on Statewide Guidance" and references this text in the OPR California Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018):

"Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact." (p. 12)

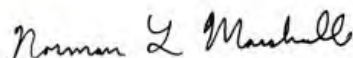
A-56

The San Diego ITE guidelines highlight two advantages of Alternative 2 (i.e. 110 trips per day threshold):

"One advantage of this alternative [2] is that it is based on statewide guidance with a reference to CEQA provisions. A second advantage is that it was developed in consideration of VTM as the performance measure for the determination of the transportation impacts of land development projects." (p. 4-3)

Therefore, the 110-trip-per day threshold should apply to this project, and the project's 640 daily trips exceeds this threshold by a wide margin. Project VMT should be estimated with the SANDAG tool as 22.0 per capita per day. It is recommended that mitigation be included in the project to lower the VMT per capita to the City-wide average of 19.04.

Sincerely,



Norman L. Marshall

³ https://moovitapp.com/san_diego_ca-582/lines/834/781429/3509769/en?sid=2922284&sidx=0&utm_medium=organic&utm_source=line_pdf&customerid=4908&ref=2&poiType=line

⁴ <https://static1.squarespace.com/static/5ab6b8a33e2d09b08935bcb1/t/5d0c2f9ce5c55900014494ee/1561079734160/Guidelines+for+TIS+in+the+San+Diego+Region+-+May+2019.pdf>

Resume

NORMAN L. MARSHALL, PRESIDENT

nmarshall@smartmobility.com

EDUCATION:

Master of Science in Engineering Sciences, Dartmouth College, Hanover, NH, 1982
Bachelor of Science in Mathematics, Worcester Polytechnic Institute, Worcester, MA, 1977

PROFESSIONAL EXPERIENCE: (32 Years, 18 at Smart Mobility, Inc.)

Norm Marshall helped found Smart Mobility, Inc. in 2001. Prior to this, he was at RSG for 14 years where he developed a national practice in travel demand modeling. He specializes in analyzing the relationships between the built environment and travel behavior and doing planning that coordinates multi-modal transportation with land use and community needs.

Regional Land Use/Transportation Scenario Planning

Portland Area Comprehensive Transportation System (PACTS) – the Portland Maine Metropolitan Planning Organization. Updating regional travel demand model with new data (including AirSage), adding a truck model, and multiclass assignment including differentiation between cash toll and transponder payments.

Loudoun County Virginia Dynamic Traffic Assignment – Enhanced subarea travel demand model to include Dynamic Traffic Assignment (Cube). Model being used to better understand impacts of roadway expansion on induced travel.

Vermont Agency of Transportation-Enhanced statewide travel demand model to evaluate travel impacts of closures and delays resulting from severe storm events. Model uses innovate Monte Carlo simulations process to account for combinations of failures.

California Air Resources Board – Led team including the University of California in \$250k project that reviewed the ability of the new generation of regional activity-based models and land use models to accurately account for greenhouse gas emissions from alternative scenarios including more compact walkable land use and roadway pricing. This work included hands-on testing of the most complex travel demand models in use in the U.S. today.

Climate Plan (California statewide) – Assisted large coalition of groups in reviewing and participating in the target setting process required by Senate Bill 375 and administered by the California Air Resources Board to reduce future greenhouse gas emissions through land use measures and other regional initiatives.

Chittenden County (2060 Land use and Transportation Vision Burlington Vermont region) – led extensive public visioning project as part of MPO's long-range transportation plan update.

Flagstaff Metropolitan Planning Organization – Implemented walk, transit and bike models within regional travel demand model. The bike model includes skimming bike networks including on-road and off-road bicycle facilities with a bike level of service established for each segment.

Chicago Metropolis Plan and Chicago Metropolis Freight Plan (6-county region)— developed alternative transportation scenarios, made enhancements in the regional travel demand model, and used the enhanced

A-57

model to evaluate alternative scenarios including development of alternative regional transit concepts. Developed multi-class assignment model and used it to analyze freight alternatives including congestion pricing and other peak shifting strategies.

Municipal Planning

City of Grand Rapids – Michigan Street Corridor – developed peak period subarea model including non-motorized trips based on urban form. Model is being used to develop traffic volumes for several alternatives that are being additionally analyzed using the City’s Synchro model

City of Omaha - Modified regional travel demand model to properly account for non-motorized trips, transit trips and shorter auto trips that would result from more compact mixed-use development. Scenarios with different roadway, transit, and land use alternatives were modeled.

City of Dublin (Columbus region) – Modified regional travel demand model to properly account for non-motorized trips and shorter auto trips that would result from more compact mixed-use development. The model was applied in analyses for a new downtown to be constructed in the Bridge Street corridor on both sides of an historic village center.

City of Portland, Maine – Implemented model improvements that better account for non-motorized trips and interactions between land use and transportation and applied the enhanced model to two subarea studies.

City of Honolulu – Kaka’ako Transit Oriented Development (TOD) – applied regional travel demand model in estimating impacts of proposed TOD including estimating internal trip capture.

City of Burlington (Vermont) Transportation Plan – Led team that developing Transportation Plan focused on supporting increased population and employment without increases in traffic by focusing investments and policies on transit, walking, biking and Transportation Demand Management.

Transit Planning

Regional Transportation Authority (Chicago) and Chicago Metropolis 2020 – evaluated alternative 2020 and 2030 system-wide transit scenarios including deterioration and enhance/expand under alternative land use and energy pricing assumptions in support of initiatives for increased public funding.

Capital Metropolitan Transportation Authority (Austin, TX) Transit Vision – analyzed the regional effects of implementing the transit vision in concert with an aggressive transit-oriented development plan developed by Calthorpe Associates. Transit vision includes commuter rail and BRT.

Bus Rapid Transit for Northern Virginia HOT Lanes (Breakthrough Technologies, Inc and Environmental Defense.) – analyzed alternative Bus Rapid Transit (BRT) strategies for proposed privately-developing High Occupancy Toll lanes on I-95 and I-495 (Capital Beltway) including different service alternatives (point-to-point services, trunk lines intersecting connecting routes at in-line stations, and hybrid).

Roadway Corridor Planning

I-30 Little Rock Arkansas – Developed enhanced version of regional travel demand model that integrates TransCAD with open source Dynamic Traffic Assignment (DTA) software, and used to model I-30 alternatives. Freeway bottlenecks are modeled much more accurately than in the base TransCAD model.

A-57
cont.

South Evacuation Lifeline (SELL) – In work for the South Carolina Coastal Conservation League, used Dynamic Travel Assignment (DTA) to estimate evaluation times with different transportation alternatives in coastal South Carolina including a new proposed freeway.

Hudson River Crossing Study (Capital District Transportation Committee and NYSDOT) – Analyzing long term capacity needs for Hudson River bridges which a special focus on the I-90 Patroon Island Bridge where a microsimulation VISSIM model was developed and applied.

PUBLICATIONS AND PRESENTATIONS (partial list)

DTA Love: Co-leader of workshop on Dynamic Traffic Assignment at the June 2019 Transportation Research Board Planning Applications Conference.

Forecasting the Impossible: The Status Quo of Estimating Traffic Flows with Static Traffic Assignment and the Future of Dynamic Traffic Assignment. *Research in Transportation Business and Management* 2018.

Assessing Freeway Expansion Projects with Regional Dynamic Traffic Assignment. Presented at the August 2018 Transportation Research Board Tools of the Trade Conference on Transportation Planning for Small and Medium Sized Communities.

Vermont Statewide Resilience Modeling. With Joseph Segale, James Sullivan and Roy Schiff. Presented at the May 2017 Transportation Research Board Planning Applications Conference.

Assessing Freeway Expansion Projects with Regional Dynamic Traffic Assignment. Presented at the May 2017 Transportation Research Board Planning Applications Conference.

Pre-Destination Choice Walk Mode Choice Modeling. Presented at the May 2017 Transportation Research Board Planning Applications Conference.

A Statistical Model of Regional Traffic Congestion in the United States, presented at the 2016 Annual Meeting of the Transportation Research Board.

MEMBERSHIPS/AFFILIATIONS

Associate Member, Transportation Research Board (TRB)

Member and Co-Leader Project for Transportation Modeling Reform, Congress for the New Urbanism (CNU)

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cont.

Comment Letter A – Southwest Regional Council of Carpenters

- A-1** The commenter provides an introduction to the Southwest Regional Council of Carpenters, represented by the commenter. The commenter’s introductory comments do not specifically contain any issues related to either the Project MND or analysis contained therein. This comment does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.
- A-2** The commenter provides additional introductory comments regarding the members of the Southwest Regional Council of Carpenters. The commenter’s introductory comments do not specifically contain any issues related to either the Project MND or analysis contained therein. This comment does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.
- A-3** The comment states that the commenter reserves the right to supplement comments at an unspecified later date. The City of Santee (“City”) notes that the MND was circulated to the public for a 30-day public review period and was widely available to the public for review and comment from June 18, 2021 through July 19, 2021, and that there was adequate time for comments to be submitted during that period. The commenter’s letter was submitted after the comment period closed at 5:00 p.m. on July 19, 2021. CEQA does not require that an agency respond to late comments (Pub Resources Code Section 21091(d)(1)). Nor is a lead agency required to delay the review process to prepare responses to late comments (14 Cal Code Regs, Section 15207). No further response is required.
- A-4** The commenter states that “Commenters incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project.” The City notes that an MND was prepared for the Project, rather than an EIR. This comment does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.
- A-5** The commenter requests future notices regarding the Project. Per the commenter’s request, the City will provide all notices related to the Laurel Heights Multifamily Residential Project (“Project”) to the commenter.
- A-6** The commenter states the City should require the Applicant to provide additional community benefits such as requiring local hire and use of a skilled and trained workforce to build the Project. Employee training and workforce requirements are outside the purview of CEQA; however, this comment will be provided to the City decision makers for their consideration. No further response is required.
- A-7** The commenter states that requiring local hire and use of a skilled and trained workforce would reduce the length of vendor trips, reduce greenhouse gas emissions and provide localized economic benefits. Please refer to Response A-6. Further, as outlined in MND Section VIII

Greenhouse Gas Emissions, the Project would fall within the growth assumptions and be consistent with the GHG emissions and reduction targets in the Sustainable Santee Plan. Thus, Project-related emissions would have a less than significant direct or indirect impact on GHG.

As the Project will not result in significant impacts related to greenhouse gas emissions, there is no obligation pursuant to CEQA to further reduce these potential impacts. This comment does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.

A-8 The commenter states that skilled and trained workforce requirements promote economic development and assist in meeting climate targets. Please refer to Responses A-6 and A-7. This comment does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.

A-9 The commenter states that use of a skilled and trained workforce with a local hire component can result in air pollutant reductions. Please refer to Responses A-6 and A-7. Further, MND Section III Air Quality, Tables 1 and 2, demonstrate that the Project will have less than significant impacts regarding both construction and operational air pollutant emissions.

As the Project will not result in significant impacts related to air quality, there is no obligation pursuant to CEQA to further reduce these potential impacts. This comment does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.

A-10 This comment summarizes the City of Hayward's requirements, but does not indicate how such a program relates to this Project. This comment does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.

A-11 The commenter states that locating jobs next to residential areas reduces vehicle miles traveled. The Project involves the construction of an 80-unit condominium complex on a previously developed site. As noted in MND Section XVII Transportation, "the project is located in close proximity to many services and schools that would cut down on the length of travel necessary for the project's residents on a daily basis. These typical destinations include a grocery store only 2.6 miles away, the Town Center only 3.2 miles away, and schools less than 2 miles away (Chet F. Harritt Elementary/Middle School at 1 mile and West Hills High School at 1.8 miles, respectively). Transit is also available in the project area with the nearest bus stop (i.e., MTS Route 834) within 0.3 mile and the MTS Trolley Stop at the Mission Gorge/Cuyamaca Road intersection at 3.2 miles from the site." The proximity of the Project to services and transit supported the MND's conclusion that VMT impacts are less than significant. There is no obligation under CEQA to further reduce this less than significant impact.

This comment does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.

A-12 The commenter states that local hire and skilled training requirements help reduce vehicle miles traveled. Please refer to Responses A-6 through A-11. This comment does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.

A-13 The commenter suggests the City consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts. Employee training and workforce requirements are outside the purview of CEQA; however, this comment will be provided to the City decision makers for their consideration. Please also refer to Responses A-6 through A-12 above. This comment does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.

A-14 The commenter stated the City should also require the Project to be built to standards exceeding the current 2019 California Green Building Code to mitigate the Project's environmental impacts and to advance progress towards the State of California's environmental goals.

According to the 2019 California Green Building Standards Code California Code of Regulations, Title 24, Part 11 under the Preface section on pp iii, "A city, county, or city and county may establish more restrictive building standards reasonably necessary because of local climatic, geological or topographical conditions." The MND building standards are consistent with the 2019 CalGreen building code. The analysis contained in the MND concludes the Project will not result in significant and unavoidable impacts. As the Project does not result in significant impacts related to air quality, energy, or greenhouse gas emissions, there is no obligation pursuant to CEQA, to further reduce the Project's potential impacts and there are no further environmental impacts that need to be mitigated that are not already addressed as part of the MND.

This comment does not affect the analysis completed or conclusions provided in the MND, does not provide new information or evidence related to the analysis completed in the MND, and does not reflect on the adequacy or content of the MND. This comment is noted for the record, and revisions to the MND are not required.

A-15 The commenter summarizes the qualifications of Mr. Norman Marshall and his company, Smart Mobility, Inc. This comment does not affect the analysis completed or conclusions provided in the MND, does not provide new information or evidence related to the analysis completed in the MND, and does not reflect on the adequacy or content of the MND. This comment is noted for the record, and revisions to the MND are not required.

A-16 This comment provides a general summary and the commenter's own interpretation of CEQA but 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.

- A-17** This comment provides a general summary and the commenter's own interpretation of CEQA but 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.
- A-18** This comment provides a general summary and the commenter's own interpretation of CEQA but 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.
- A-19** This comment provides a general summary and the commenter's own interpretation of CEQA but 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.
- A-20** This comment provides a general summary and the commenter's own interpretation of CEQA but 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.
- A-21** This comment provides a general summary and the commenter's own interpretation of CEQA but 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.
- A-22** The commenter states the "Final IS/MND and Project Description contains significant new analysis and project changes relating to the overall size of the Project itself, significant change to the Project's air quality analysis, water analysis, an entire new analysis on cultural resources with subsequent mitigation, and a completely revised GHG analysis. Final IS/MND; April 21, 2021 City Staff Report" and argues recirculation is necessary. The City disagrees with the commenter's assertions, which appear to have been made regarding another project. The Project MND was circulated for public review between June 18, 2021 and July 19, 2021. A Final IS/MND was not prepared April 21, 2021 and no significant changes to the Project have been made. Thus, recirculation is not required. As the commenter's assertions do not relate to this Project, no further response is required.
- A-23** The commenter stated that due to the COVID-19 crisis, the City must adopt a mandatory finding of significance that the Project may cause a substantial adverse effect on human beings and mitigate COVID-19 impacts.

The COVID pandemic is not a CEQA required topic and is not required to be analyzed in the MND pursuant to the CEQA Guidelines or CEQA case law. Public Resources Code section 21083(b)(3) and CEQA Guidelines section 15065(a)(4) provide a project may have a significant effect on the environment if the environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly. However, COVID-19 is not an environmental effect of the Project – it is already present in the population unrelated to Project development. As a general rule, CEQA does not require an analysis of the impact of the existing environment on a proposed project unless the project will worsen existing environmental hazards or conditions. *California Bldg. Indus. Ass'n v. Bay Area Air Quality Mgmt. Dist.* (2015) 62 Cal.4th 369, 377.

The City is subject to State and County COVID requirements. The State reopened on June 15, 2021, lifting most restrictions on businesses and the public. As part of the State's reopening, all industries

must maintain compliance with California workplace standards, which consist of the COVID-19 Prevention Emergency Temporary Standards for the construction industry. Specifically, the California Department of Industrial Relations, Division of Occupational Safety and Health (DOSH) protects workers from safety hazards through its Cal/OSHA program and provides consultative assistance to employers.

(https://www.dir.ca.gov/occupational_safety.html)

Workplace safety and health regulations in California require employers to take steps to protect workers exposed to infectious diseases like the Novel Coronavirus (COVID-19), which is widespread in the community. Cal/OSHA has posted resources to help employers comply with these requirements and to provide workers information on how to protect themselves and prevent the spread of the disease. (<https://www.dir.ca.gov/dosh/coronavirus/>) The applicant's contractor is required to comply with all Cal/OSHA requirements in place at the time of construction.

This comment does not affect the analysis completed or conclusions provided in the MND, does not provide new information or evidence related to the analysis completed in the MND, and does not reflect on the adequacy or content of the MND. This comment is noted for the record, and revisions to the MND are not required.

- A-24** The commenter provides a list of recommended measures related to COVID-19. Please refer to Response A-23 above related to Project compliance with applicable health standards.
- A-25** The commenter provides a list of recommended measures related to COVID-19. Please refer to Response A-23 above related to Project compliance with applicable health standards.
- A-26** The commenter provides a list of recommended measures related to COVID-19. Please refer to Response A-23 above related to Project compliance with applicable health standards.
- A-27** The commenter discusses a training and certification program related to COVID-19. Please refer to Response A-23 above related to Project compliance with applicable health standards.
- A-28** This comment provides the commenter's interpretation of CEQA requirements regarding deferral of mitigation measures. The commenter notes impermissible deferral of mitigation occurs when an EIR calls for mitigation measures to be created based on future studies, but the agency fails to commit itself to specific performance standards. What the commenter failed to note, however, is that a lead agency may rely on future studies to devise the specific design of a mitigation measure when the results of later studies are used to tailor mitigation measures to fit on-the-ground environmental conditions. See *City of Maywood v. Los Angeles Unified Sch. Dist.* (2012) 208 Cal.App.4th 362, 411 (upholding mitigation measure, based on further investigation of contamination at project site, calling for development of hazardous materials remediation plan); *City of Hayward v. Board of Trustees of Cal. State Univ.* (2015) 242 Cal.App.4th 833, 855 (upholding transportation demand management program that identified measures to be evaluated and included monitoring plan, performance goals, and schedule for implementation). Mitigation performance standards are sufficient if they identify the criteria the agency will apply in determining that the impact will be mitigated. *Citizens for a Sustainable Treasure Island v. City & County of San Francisco* (2014) 227 Cal.App.4th 1036, 1059. As the comment does not include any specific application to the Project, no further response is required.

- A-29** This comment provides a general summary and the commenter's own interpretation of CEQA but does not raise a significant environmental issue regarding the adequacy or accuracy of the information provided in the MND. Please also see Response A-28. Therefore, no further response is required.
- A-30** The commenter claims that mitigation measures MM BIO-1 and MM CUL-1 are vague and defer mitigation. First, the commenter argues MM BIO-1 fails to specify a mitigation plan should avian bird species be found and fails to include any performance standard for conducting pre-construction surveys or subsequent mitigation. Second, the commenter argues MM CUL-1 fails to specify any detailed plan for monitoring discovery of archeological resources, what will be done with any discovery, nor is any performance standard specified by which monitoring should be performed or resources handled once discovered.

A lead agency may rely on future studies to devise the specific design of a mitigation measure when the results of later studies are used to tailor mitigation measures to fit on-the-ground environmental conditions. See *City of Maywood v. Los Angeles Unified Sch. Dist.* (2012) 208 Cal.App.4th 362, 411 (upholding mitigation measure, based on further investigation of contamination at project site, calling for development of hazardous materials remediation plan); *City of Hayward v. Board of Trustees of Cal. State Univ.* (2015) 242 Cal.App.4th 833, 855 (upholding transportation demand management program that identified measures to be evaluated and included monitoring plan, performance goals, and schedule for implementation). Mitigation performance standards are sufficient if they identify the criteria the agency will apply in determining that the impact will be mitigated. *Citizens for a Sustainable Treasure Island v. City & County of San Francisco* (2014) 227 Cal.App.4th 1036, 1059. Thus, should nesting birds be detected, a mitigation plan is required that conforms to State and Federal law and is approved by the City. The specifics of the mitigation plan are not specifically listed, but will be determined based on the on-the-ground conditions. The mitigation plan must conform to the standards set forth in State and Federal law pertaining to breeding avian species. Thus, there is no improper deferral regarding the mitigation plan should nesting birds be detected.

To clarify the requirements, MM BIO-1 has been revised to provide, in relevant part, that "If nesting birds are detected, a letter report or mitigation plan in conformance with applicable State and Federal law (i.e., appropriate follow up surveys, monitoring schedules, construction noise barriers and buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. Adequate buffer zones shall be established on a species-by-species, case-by-case basis in which construction activities are prohibited until the nest is no longer active. If the species is federally or State-listed as threatened or endangered, then consultation with the resource agencies -- United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) -- is required for direction on appropriate buffer zone radius. However, if the species is not federally or State-listed as threatened or endangered, then the size of the buffer zone is determined by the biological monitor based on the amount, intensity, and duration of construction, and can be altered based on site conditions. The report or mitigation plan shall be submitted to the City Development Services for review and approval and implemented to the satisfaction of the City. The resource agencies may impose additional conditions regarding the protection of nesting birds. The City and Qualified Biologist shall confirm that all measures identified in the report or mitigation plan or as otherwise required by the resource agencies are in place prior to and/or during construction. If nesting birds are not detected during the preconstruction survey, no further mitigation is required."

Similarly, there is no improper deferral regarding MM BIO-1's provisions regarding pre-construction surveys. MM BIO-1 provides, in relevant part, "To avoid any direct impacts to raptors and/or any native/migratory birds, removal of trees that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 15 to August 31). If removal of trees in the proposed area of disturbance must occur (based on construction timing) during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City Development Review for review and approval prior to initiating any construction activities." The survey also must be conducted by a Qualified Biologist. Results of the survey and mitigation should nesting birds be detected are outlined in MM BIO-1 and discussed above. The City and Qualified Biologist must confirm that all measures identified in the report or mitigation plan are in place prior to and/or during construction. Thus, performance standards are in place and there is no improper deferral of mitigation.

MM CUL-1 contains a number of specific performance standards related to monitoring and potential discovery of archeological resources. MM CUL-1(a) provides, in part, that "In the event that previously unidentified prehistoric or historic archaeological materials or human remains are encountered during project construction, the significance of the discovery shall be assessed for significance in accordance with industry standards." Those industry standards specifically consist of archaeological testing for California Register of Historical Resources and/or National Register of Historic Places eligibility. Revisions have been integrated into MM CUL-1 to specify these industry standards. MM CUL-1(b) goes on to provide that if the resource is determined to be significant, "the Qualified Archaeologist shall submit an archaeological data recovery program and obtain written approval from the City prior to its implementation." Further, per MM CUL-1(c), "If human remains are discovered, work shall halt in that area and procedures set forth in the California Public Resources Code (section 5097.98) and California Health and Safety Code (section 7050.5) shall be undertaken."

Thus, significance of any discovery made during project construction is determined by a Qualified Archeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for Archaeology in accordance with California Register of Historical Resources and/or National Register of Historic Places eligibility criteria. The archeological data recovery program must be submitted to the City for written approval.

Agencies can formulate further details of a mitigation measure pending further study if there is a reasonable basis to conclude that the impact will be adequately mitigated. Courts have upheld mitigation measures where an EIR required specific "best management practices" to be implemented as part of a plan. *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 794. Deferral may also be appropriate when the nature or extent of mitigation that may be required depends on the results of a later study. See *Laurel Heights Improvement Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 418 (mitigation measure for noise impacts required evaluation of specific noise control techniques to ensure compliance with noise performance standards once ventilation system had been designed). There is reasonable basis to conclude impacts will be adequately mitigated here as assessments are conducted in accordance with

industry standards. The archeological data recovery program would be based on the discovery and its level of significance based on California Register of Historical Resources or National Register of Historic Places eligibility criteria as determined by the Qualified Archaeologist. As outlined in MM CUL-1 item b, if the City of Santee, in consultation with the Qualified Archaeologist, determines that the discovery is significant and cannot be avoided by the proposed Project, additional work, such as the data recovery excavation shall be completed prior to the resumption of ground-disturbing activities in the immediate area to mitigate any significant impacts to cultural resources. As written approval by the City is required for the program prior to its implementation, any potential impacts to unknown buried cultural resources discovered during project construction would be adequately mitigated. MM CUL-1 does not lack performance standards or improperly defer mitigation.

- A-31** The commenter states the City should amend the mitigation measures MM BIO-1 and MM CUL-1 in an EIR to specify details of any needed mitigation plans and what performance standards will be used to ensure that impacts will be less than significant. Revisions have been integrated into MM BIO-1 which clarify the method for preparing a mitigation plan and how the Qualified Biologist will determine the appropriate buffer to construction activities in the event nesting birds are detected. Revisions have been integrated into MM CUL-1 to clarify the industry standards used to determine site significance, and specify that the site significance will be determined using California Register of Historical Resources and/or National Register of Historic Places eligibility criteria. Please refer to Response A-30, which discusses the adequacy of these mitigation measures and their applicable performance standards. Clarifications made in response to this comment and Comment A-30 have been incorporated in the Final MND and the MMRP. In both cases, the mitigation would reduce project impacts to less than significant and the clarifications do not change the conclusions in the MND. Therefore, preparation of an EIR is not required.
- A-32** This comment provides a general summary and the commenter's own interpretation of CEQA but 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.
- A-33** The commenter claims that the Project would have a significant effect on the environment and that an EIR should be prepared. However, the commenter makes no specific comment on either the Project's MND or analysis contained therein. This comment does not relate to the adequacy or content of the draft MND, does not provide new information or evidence related to the analysis in the draft MND, and does not affect the analysis completed or conclusions provided in the draft MND. To the extent the commenter makes specific comments related to the adequacy of the draft MND, those comments are addressed below.
- A-34** This comment provides a general summary and the commenter's own interpretation of CEQA but does not raise a significant environmental issue regarding the adequacy or accuracy of the information provided in the draft MND. Therefore, no further response is required.
- A-35** This comment relates to the use of the Institute of Transportation Engineers (ITE) ADT threshold for determining whether a project is screened out of needing to prepare a VMT analysis. The commenter states that the Project is located in a census tract where the VMT is 16% higher than the regional average, which is a correct statement. However, if a project is screened out of needing to conduct a VMT analysis, the VMT per capita statistics associated with the project area are irrelevant. The State of California Office of Planning and Research (OPR,) as well as the State CEQA Guidelines §15064.7(b), allow Lead Agencies to establish their own VMT standards and significance

thresholds. Setting thresholds requires the Lead Agency to make a policy judgment about how to distinguish significant impacts from less-than-significant impacts. The State CEQA Guidelines allow Lead Agencies to consider using thresholds of significance adopted by other public agencies or experts, provided those thresholds are supported by substantial evidence.

As discussed in the draft MND, the City of Santee does not currently have adopted VMT guidelines or significance thresholds at this time. Based on research of regional standards, the City of Santee determined that the *San Diego ITE SB 743 Subcommittee Guidelines* (May 2019) should be utilized for assessing whether the Laurel Heights Project has the potential for VMT impacts. The ITE Guidelines recommend that lead agencies determine a minimum project size, expressed in terms of average daily trips (ADT), below which VMT impacts are presumed to be less than significant. Alternative 1 within the ITE Guidelines state that if a project is consistent with the City General Plan (and, therefore, the Regional Transportation Plan/Sustainable Strategies Plan), and will generate under 1,000 ADT, a VMT estimate and analysis is not required. The *San Diego ITE SB 743 Subcommittee Guidelines* (May 2019) further state that the 1,000 ADT screening threshold is based on regional standards for transportation analyses that were documented in the ITE's *Guidelines for Transportation Impact Studies in the San Diego Region* and have been in use for over 19 years. While there is a second alternative approach discussed in the ITE Guidelines (i.e., 110 ADT), the City of Santee, as Lead Agency, determined that this screening threshold is not appropriate for the subject project as the project is consistent with the General Plan, is on an infill development site, and is within ½ mile of a transit station. To accompany the screening analysis conducted for the Project, the MND further notes that the Project site is located within a 0.3-mile distance of a transit stop along Mission Gorge Road and within 3.2 miles of a regional trolley stop at Mission Gorge Road/Cuyamaca Road intersection. Sidewalks would be constructed on site providing pedestrian connectivity to the adjacent sidewalk along Aubrey Glen Drive and Mission Gorge Road. With regard to land use adjacency, there are typical destinations for Project residents to access, including a grocery store located 2.6 miles away, the Town Center situated 3.2 miles away, and elementary and secondary schools less than 2 miles away. Therefore, the MND accurately concludes that the Project is screened out of needing a VMT analysis and impacts are presumed to be less than significant.

- A-36** This comment states that a lower ADT threshold should have been used as a VMT screening tool for the project. As stated above in Response A-35, the 1,000 ADT threshold is based on regional standards for transportation analyses that were documented in the ITE's *Guidelines for Transportation Impact Studies in the San Diego Region* and was deemed appropriate for use as a VMT screening tool under CEQA, at the City of Santee's discretion as the Lead Agency. Therefore, the 1,000 ADT threshold is supported by the *San Diego ITE SB 743 Guidelines* and is not arbitrarily imposed.
- A-37** This comment suggests that the project's VMT analysis does not take into account the VMT per capita associated with the project's Census Tract. Please refer to Response A-35. The City of Santee acknowledges the Census Tract's statistics but notes that VMT per capita is not relevant because the Project is screened out as presumed less than significant using the 1,000 ADT screening tool recommended by the *San Diego ITE SB 743 Subcommittee Guidelines*. Refer above to Response A-36 for a discussion of the 1,000 VMT threshold. Therefore, the MND demonstrates, using evidence in the record, that the Project would result in a less than significant transportation impact and no mitigation is required.

- A-38** This comment provides a general summary and the commenter's own interpretation of CEQA but 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.
- A-39** This comment suggests that project consistency with the General Plan, Regional Housing Needs Assessment (RHNA), and RTP/SCS is not established in the MND. However, the MND well documents the Project is consistent with the density range established in the residential land use designation of the General Plan and underlying zoning for the property. (See IS/MND pp. 31, 40.) Consistency with the General Plan land use equates to consistency with SANDAG's RTP/SCS, since the underlying land uses in adopted General Plans are the basis of the regional planning population and employment projections and traffic modelling. The Project furthers Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. The Project would result in a net gain of 77 housing units for above-moderate incomes (80 minus demolition of three residences) that would be added to the City's housing stock and in furtherance of meeting the City's RHNA targets. This comment does not affect the analysis completed or conclusions provided in the MND, and no further response is required.
- A-40** The commenter suggests that the construction noise analysis referenced in and appended to the MND does not provide sufficient evidence that noise levels would not exceed the 75 dBA 12-hour threshold. To the contrary, the range of construction equipment anticipated on site during each major phase of construction (i.e., rough grading, wet utilities and dry utilities) were input into the Canda/A Noise Prediction Model to estimate property line noise levels anticipated during rough grading, wet utilities installation and dry utilities installation, which are the most noise-intensive construction phases associated with project implementation. Although the equipment analyzed for each of the primary construction phases individually produce noise levels higher than 75 dBA at 10 meters, the model takes into account the fact that, most of the time, the equipment would operate substantially further than 10 meters from any given noise-sensitive property line. As such, the average noise levels over a 12-hour day, from mobile earthmoving equipment operating throughout the site, would be 75 dBA Leq or less at noise-sensitive property lines. Specifically, during rough grading, construction noise levels at the project property lines would range from 71-71 dBA Leq-12h, while the wet utilities installation noise levels would range from 65 to 71 dBA Leq-12h and dry utilities installation noise would range from 63-69 dBA Leq-12h. As outlined in the Construction Noise Analysis by dBF Associates (Appendix H to the MND), the Canda/A Noise Prediction Model runs conducted for each phase assumed that the equipment would all operate continuously, which is a highly conservative assumption since construction equipment is often powered down for maintenance, employee breaks and other situations. As stated in the Construction Noise Analysis and MND, the Project would not generate temporary noise in excess of standards and a less than significant impact would occur. No mitigation is, therefore, required.
- A-41** This comment appears to apply to a different project, as it makes incorrect statements regarding the project's construction emissions exceeding standards for ROC and NOx and fugitive dust and includes an incorrect citation. The commenter also incorrectly states that the analysis only addresses operational emissions and not construction sources. The Air Quality Assessment conducted for the Project properly relies on San Diego County (not Ventura County as noted in this comment) APCD standards and, as shown in Table 1 of the MND, determines that the Project's construction emissions would not exceed the applicable standards for ROC, NOx and PM-10. Furthermore, as shown in Table 2, the analysis also considered the Project's operational emissions, which would also not exceed the San Diego County APCD standards. Therefore, less than significant

air quality impacts are identified in the MND. (IS/MND p. 14.) Based on the evidence in the record, an EIR is not necessary and no additional response is required.

- A-42** The commenter provides a summary and the commenter's interpretation of law regarding general plans and zoning. However, the commenter makes no specific comment on how these relate to either the Project's MND or analysis contained therein. This comment contains general information and does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.
- A-43** The commenter provides a summary and the commenter's interpretation of law regarding general plans and zoning. However, the commenter makes no specific comment on how these relate to either the Project's MND or analysis contained therein. This comment contains general information and does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.
- A-44** The commenter suggests that the MND has not addressed the project's consistency with the City's General Plan, RHNA and RTP/SCS. Refer to response A-39 which describes the project's consistencies with the policy documents; no additional response is required.
- A-45** The commenter requests recirculation of the MND to address concerns raised in the comment letter. However, significant new information has not been added to the MND in response to commenter's concerns. No new, avoidable significant effects have been identified and no additional mitigation measures or project revisions are necessary. Therefore, recirculation is not required. (State CEQA Guidelines Section 15073.5.)

Exhibit A – SWAPE

- A-46:** The commenter provides a general summary of CalEEMod calculations and equations and states there is a direct relationship between trip length and vehicle miles traveled (VMT) as well as a direct relationship between VMT and vehicle running emissions. The commenter further states that as trip length is increased, VMT and vehicle running emissions increase as a result. The commenter concludes that vehicle running emissions can be reduced by decreasing the average overall trip length via a local hiring requirement or otherwise. The GHG discussion in the MND did not rely on CalEEMod calculations. Instead, the analysis is based on the project's consistency with the Sustainable Santee Plan. As a qualified plan for reduction of GHGs under CEQA Guidelines section 15183.5(b), consistency with the plan must be established in order to address whether a project's GHG emissions may have a significant impact on the environment. As demonstrated in the MND and the CAP Consistency Checklist appended to the document, the project would implement all applicable GHG reduction strategies outlined in the Sustainable Santee Plan. Therefore, the project emissions have been accounted for in the Sustainable Santee Plan emissions projections and would not result in significant GHG impacts. This comment is noted for the record and revisions to the MND are not required.

A-47: The commenter provides a general summary of CalEEMod calculations and equations and states there is a direct relationship between trip length and vehicle miles traveled (VMT) as well as a direct relationship between VMT and vehicle running emissions. The commenter further states that as trip length is increased, VMT and vehicle running emissions increase as a result. The commenter concludes that vehicle running emissions can be reduced by decreasing the average overall trip length via a local hiring requirement or otherwise.

In this comment letter, which predates the Project's MND, the commenter makes no specific comment on how the discussion of CalEEMod calculations and reduction of trip lengths relate to either the Project's MND or analysis contained therein. This comment contains general information and does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND.

It should be noted that the discussion and analysis in the MND is based on the project's consistency with the Sustainable Santee Plan. As a qualified plan for reduction of GHGs under CEQA Guidelines section 15183.5(b), consistency with the plan must be established in order to address whether a project's GHG emissions may have a significant impact on the environment. As demonstrated in the Project's MND and the CAP Consistency Checklist appended to the document, the Project would implement all applicable GHG reduction strategies outlined in the *Sustainable Santee Plan*. Therefore, Project emissions have been accounted for in the *Sustainable Santee Plan* emissions projections and would not result in significant GHG impacts. As there are no significant impacts related to GHG emissions, no further reduction is required. This comment is noted for the record and revisions to the MND are not required.

A-48: The commenter states CalEEMod default worker trip parameters are important to consider in understanding how local hire requirements and associated worker trip length reductions impact greenhouse gas emissions calculations. The commenter further states state that the efficacy of a local hire requirement is dependent upon the urbanization of the project site as well as project location.

The commenter makes no specific comment related to either the Project's MND or analysis contained therein. The comment does not discuss the Project's location nor level of urbanization. This comment contains general information and does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND.

Further, as stated above under Response A-46, Project-level GHG emissions would not have a significant impact on the environment. As demonstrated in the MND, the Project is consistent with the *Sustainable Santee Plan* – a qualified plan for the reduction of GHGs. (IS/MND pp. 24-25.) This comment is not related to the adequacy of the GHG analysis in the MND and no revisions to the MND are required.

A-49: The commenter provides an example of the potential impact of a local hire provision on construction-related greenhouse gas emissions. The commenter then states that the example does not indicate that local hire requirements would result in reduced construction-related greenhouse gas emissions for all projects and that the significance of a local hire requirement depends on factors such as trip length.

As stated above under Responses A-46 and A-47, the commenter makes no specific comment related to either the Project's MND or analysis contained therein. The comment does provide an example from a different jurisdiction but does not provide any discussion of how similar requirements would affect this Project. The commenter also expressly qualifies its statements, providing "it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects." This comment contains general information and does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND.

The project would implement all applicable GHG reduction strategies outlined in the *Sustainable Santee Plan*. Therefore, the Project emissions have been accounted for in the *Sustainable Santee Plan* emissions projections and a calculation of Project-level GHG emissions was not required. Worker trip lengths are not related to the adequacy of the GHG analysis in the MND. As there are no significant impacts related to GHG emissions, no further reduction is required. No revisions to the MND are required.

The commenter concludes by stating that SWAPE retains the right to revise or amend their report when additional information becomes available. This comment does not relate to the adequacy or content of the MND, does not provide new information or evidence related to the analysis in the MND, and does not affect the analysis completed or conclusions provided in the MND. This comment is noted for the record and revisions to the MND are not required.

Exhibit B – Paul Rosenfeld CV

A-50 The comment includes the resume for Dr. Paul Rosenfeld. This comment does not affect the analysis completed or conclusions provided in the MND, does not provide new information or evidence related to the analysis completed in the MND, and does not reflect on the adequacy or content of the MND. This comment is noted for the record, and revisions to the MND are not required.

Exhibit C – Matt Hagemann CV

A-51 The comment includes the resume for Mr. Matt Hagemann. This comment does not affect the analysis completed or conclusions provided in the MND, does not provide new information or evidence related to the analysis completed in the MND, and does not reflect on the adequacy or content of the MND. This comment is noted for the record, and revisions to the MND are not required.

Exhibit D – Smart Mobility, Inc.

A-52 The comment contains a summary of the commenter's opinion of the VMT analysis in the MND. This comment suggests that the project's VMT analysis does not take into account the VMT per capita associated with the Project's Census Tract. This comment also states that a lower ADT threshold should have been used as a VMT screening tool for the Project. Each of the commenter's assertions is addressed in turn in the responses below. Also, refer to Responses A-35 through A-37 for specifics.

- A-53** The comment states that the VMT per capita exceeds the regional average. The VMT per capita is not relevant to the analysis contained in the MND because the Project is screened out of needing to conduct a VMT analysis as noted in Response A-35. The Project is consistent with the City's General Plan (and, therefore, the RTP/SCS Plan), and will generate under 1,000 average daily trips (ADT). Thus, VMT impacts are presumed to be less than significant and a VMT estimate and analysis is not required.
- A-54** This comment attempts to describe why certain communities in the County have higher than average VMT per capita using SANDAG data and information from an unrelated EIR prepared for another project in the City's jurisdiction. The City of Santee acknowledges that the VMT per capita is greater in the project's Census Tract; however, that metric is not relevant to the Transportation analysis contained in the MND as described in Responses A-35 and A-53.
- A-55** The comment claims that the MND is downplaying the VMT impacts of the Project by providing land use context. However, the less than significant conclusion reached in the Transportation analysis in the MND does not rely on the distances to transit or various other land uses to make its impact determination. Rather, the MND relies on the fact that the project is presumed to have less than significant impacts on the basis that it produces less than 1,000 ADT as described in Responses A-35 and A-53.
- A-56** This comment implies that a different threshold should have been used to screen whether the project has the potential to cause significant VMT impacts. As noted in Responses A-35 and A-36, The City of Santee has the prerogative as Lead Agency to rely on the 1,000 ADT screening threshold adopted by other public agencies or experts, in this case it is a threshold suggested by *San Diego ITE SB 743 Subcommittee Guidelines*.

The commenter state that Alternative 2 in the *San Diego ITE SB 743 Subcommittee Guidelines* should apply to the Project and cites the advantages listed for that Alternative. However, the commenter fails to mention the advantages of Alternative 1, relied upon by the Project. Specifically, "the advantage of this alternative for determining minimum project size is that it is based on the engineering judgment of professionals who are experts in determining the effect of projects on the transportation system. It has been used successfully for over 19 years in the San Diego region and has received wide acceptance from the transportation profession, decision makers, and the public." (*San Diego ITE SB 743 Subcommittee Guidelines*, p. 4-3.) The City therefore relied upon an acceptable alternative, supported by substantial evidence, for determining minimum project size and screening the Project out of a detailed VMT analysis. No mitigation is required since the Project's impacts are presumed to be less than significant.

Pleasant Valley Mobile Park
7735 Mission Gorge Rd
Santee Ca, 92071
619-448-1325

RECEIVED

JUN 29 2021

Dept. of Development Services
City of Santee

6/24/2021

RE: Laurel Heights Condo Project
7739 Mission Gorge Rd, Santee, Ca

To Michael Coyne, Project Planner

Hi Michael,

We are writing this letter as owners of Pleasant Valley Mobile Park at 7735 Mission Gorge Rd. (Dwayne, Darryl and Mark Patenaude, 3 brothers). Our concern is the parking for the Laurel Heights Project. This project is right next door to the mobile home park.

B-1

We received the same type of info from the city regarding the Aubrey Glen Condo units built below us before they were built. Now we have about a 10 year window to look back on in retrospect. Parking is going to be a huge problem and it concerns us as the people who live in the Aubrey Glen units below us, use our streets in the mobile home park for extra parking, sometime blocking the entrance to the park. So desperate for parking, they would take black paint and repaint the red fire curb at the entrance to the park to get extra space. We know John Minto pretty well and gave him a call to come out and look at it and had the city come out to repaint.

B-2

The problem went away when Pure Flo Co shut its doors. Now all the extra parking that is needed just uses the abandoned property to park their extra cars. Do yourself a favor and drive by here and look at all the cars and trucks parked in the lot. Where are they going to park when the project gets started and they have to move. The only spot is back into my park where street parking is illegal because of the narrowness of the street. They will block my streets again.

Now add a new project, Laurel Heights. People are people and it is reasonable to assume that they will need as much extra outside street parking for the people at Laurel Heights as the people at Aubry Glen. I will guarantee they are going to park inside my park again. Twice the cars competing for even less space now spells an ongoing problem for us.

B-3

On paper it might seem like there is enough parking. In the real world, there is not. Please do yourself a favor and drive by and look at all the parking at the old Pure Flo complex and double that and say to yourself, where are they going to park? You will see where the only spot available will be inside my park on my streets.

B-4

Respectfully,
Dwayne Patenaude
Owner, Pleasant Valley Mobile Park
619-972-1503

Comment Letter B – Pleasant Valley Mobile Park

- B-1** This commenter is indicating they own the mobile home park adjacent to the site. The comments are introductory and no response is required as they do not address the adequacy of the MND.
- B-2** This comment is expressing concerns about nearby residents parking on their property , along the streets used by the mobile home residents and on the vacated Pure Flow property on site. As parking conditions are not topics required to be addressed in CEQA documents as there are no environmental impacts related to parking supply, no additional response necessary.
- B-3** The commenter expresses concerns that the Laurel Heights residents may park inside their mobile home park streets. The parking program for the Laurel Height project has been designed to comply with the City of Santee’s Municipal Code requirements. The site plan provides for both resident and guest parking on the Laurel Heights site. Proposed parking would comply with the City’s requirements. Parking requirements for residential condominiums are established in Section 13.24.040(A)(2) of the Santee Municipal Code and 180 on-site parking spaces are required for a project of this type and size. Dwelling units with two or more bedrooms must provide two parking spaces per unit. In addition, one guest parking space must be provided for every four dwelling units. The Project would provide two parking spaces within a garage for each unit, one accessible parking space, and 27 surface guest parking spaces (or 7 more than required by the Municipal Code) for a total of 187 on-site parking spaces (IS/MND p. 1.) Parking is not a topic that is addressed as an impact in CEQA documents; no additional response is necessary.
- B-4** The comment suggests that the parking availability along streets in the project vicinity is limited. As noted above under Responses B-2 and B-3, parking supply is not a topic of discussion for a MND. No additional response is necessary.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING AND ADOPTING A MITIGATED NEGATIVE DECLARATION
(AEIS2020-4) AND A MITIGATION MONITORING AND REPORTING PROGRAM
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR AN 80-
UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 7739 MISSION GORGE
ROAD IN THE R-7 (MEDIUM DENSITY RESIDENTIAL) ZONE.**

**APPLICANT: CORNERSTONE COMMUNITIES
APN: 386-300-13, -29 and -31
RELATED CASE FILES: TM2020-2 AND DR2020-4**

WHEREAS, on June 11, 2021, Cornerstone Communities submitted a complete application for a Tentative Map TM2020-2 and a Development Review Permit DR2020-4 to develop an 80-unit multiple-family residential condominium project, developed in twenty buildings, on an approximately 7-acre portion of 10.38-acre lot located at 7739 Mission Gorge Road in the City of Santee, County of San Diego, State of California (the “Project”); and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (“CEQA”), an Initial Study (AEIS2020-4) was conducted for the Project and determined that all environmental impacts of the Project would be less than significant with mitigation and a Mitigated Negative Declaration (State Clearinghouse Number 2021060435) 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 was circulated for a 30-day public review period from June 18, 2021 to July 19, 2021; and

WHEREAS, on August 11, 2021 the City Council held a duly advertised public hearing on Mitigated Negative Declaration AEIS2020-4, Tentative Map TM2020-2 and Development Review Permit DR2020-4; 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, two comment letters were received during the public review period, which did not raise any new environmental issues.

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

WHEREAS, the Final MND consists of the Draft MND, comments and responses on the draft MND, and the Mitigation Monitoring 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 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

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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 n 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 Initial Study/Mitigated Negative Declaration 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 Initial Study/Mitigated Negative Declaration 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 Initial Study/Mitigated Negative Declaration 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 Initial Study/Mitigated Negative Declaration 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.

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- C. No new significant environmental effects have been identified in the Final Initial Study/Mitigated Negative Declaration and any changes to the Final Initial Study/Mitigated Negative Declaration, 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 Mitigated Negative Declaration AEIS2020-4 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 11th day of August 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

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

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

EXHIBIT A

DRAFT MITIGATED NEGATIVE DECLARATION

1. Name or description of project:	Laurel Heights Multifamily Residential Project -- Tentative Map (TM2020-2), Development Review Permit (DR2020-4) and Environmental Initial Study (AEIS2020-4). The project involves the construction of 80 condominium units on a 7-acre portion of a 10.38-acre property at 7739 Mission Gorge Road in the R-7 (Medium Density Residential) Zone. The project site is further identified by Assessor's Parcel Numbers 386-300-13, -29, and -31.
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):	7739 Mission Gorge Road; cross streets are Mission Gorge Road and Aubrey Glen Drive.
3. Entity or Person undertaking project:	
A. Entity	
(1) Name:	
(2) Address:	
B. Other (Private)	Cornerstone Communities
(1) Name:	Jack Robson
(2) Address:	4365 Executive Drive, Suite 600 San Diego, CA 92121

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:

The Project is compatible with the Santee General Plan in that the proposed attached multifamily residential units are within the prescribed density range of the R-7 Medium Density Residential land use designation and meet the development standards of the R-7 Medium Density Residential zoning classification including lot coverage, setbacks and height. The project is also consistent with the Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price as it will provide 80 new attached townhome-style units.

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 Santee Sustainable Plan and not contribute significantly to greenhouse gas emissions, nor frustrate the intent of state policy relative to greenhouse gas emissions.

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.

The Lead Agency hereby finds that the Mitigated Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.

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 Mitigated Negative Declaration are as follows:

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

Phone No.: 619-258-4100 ext. 160

Date Received
for Filing: [Click or tap to enter a date.](#)

Michael Coyne
Staff

EXHIBIT B

MITIGATION MONITORING REPORTING PROGRAM

Project Name: Laurel Heights Multi-Family Residential (TM2020-2, DR2020-4, AEIS2020-4)

Project Location: Mission Gorge Road and Aubrey Glen Drive, Santee, CA 92071

Project Description: Multi-Family Residential

City Contact: Michael Coyne, Associate Planner, City of Santee, Department of Development Services; Phone Number: 619.258.4100 ext. 160

Mitigation Measure	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Comments
Biological Resources						
MM BIO-1 General Avian Bird Species To avoid any direct impacts to raptors and/or any native/migratory birds, removal of trees that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 15 to August 31). If removal of trees in the proposed area of disturbance must occur (based on construction timing) during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City Department of Development Services for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or	Applicant's Construction Contractor	City of Santee Department of Development Services	Field Survey and Mitigation Report	Prior to and during construction		

Mitigation Measure	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Comments
<p>mitigation plan in conformance with applicable State and Federal law (i.e., appropriate follow up surveys, monitoring schedules, construction, noise barriers and buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. Adequate buffer zones shall be established on a species-by-species, case-by-case basis in which construction activities are prohibited until the nest is no longer active. If the species is federally or State-listed as threatened or endangered, then consultation with the resource agencies -- United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) -- is required for direction on appropriate buffer zone radius. However, if the species is not federally or State-listed as threatened or endangered, then the size of the buffer zone is determined by the biological monitor based on the amount, intensity, and duration of construction, and can be altered based on site conditions. The report or mitigation plan shall be submitted to the City Development Services for review and approval and implemented to the satisfaction of the City. The resource agencies may impose additional conditions regarding the protection of nesting birds. The City and Qualified Biologist shall confirm that all measures identified in the report or mitigation plan or as otherwise required by the resource agencies are in place prior to and/or during construction. If nesting birds are not detected during the preconstruction survey, no further mitigation is required.</p>						

Mitigation Measure	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Comments
Cultural Resources						
MM CUL-1 Unknown Buried Cultural Resources		City of Santee	Site	During site		
The following procedures shall be undertaken during ground-disturbing activities:		Department of Development Services	inspections	preparation and grading and		
<ul style="list-style-type: none"> a. A Qualified Archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for Archaeology shall be present during ground-disturbing activity for project construction, including but not limited to site clearing, grubbing, trenching, and excavation, for the duration of the proposed project or until the Qualified Archaeologist determines monitoring is no longer necessary. The archaeological monitor shall prepare daily logs and submit weekly updates to the Project Planner at the City of Santee regarding the activities observed. In the event that previously unidentified prehistoric or historic archaeological materials or human remains are encountered during project construction, the significance of the discovery shall be assessed for significance in accordance with California Register of Historical Resources and/or National Register of Historic Places eligibility criteria 				after completion of monitoring		
<ul style="list-style-type: none"> b. If the resource is determined to be significant, the Qualified Archaeologist shall submit an archaeological data recovery program and obtain written approval from the City prior to its implementation. Impacts to significant resources must be mitigated before 						

Mitigation Measure	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Comments
<p>ground disturbing activities in the area of discovery will be allowed to resume.</p> <p>c. If human remains are discovered, work shall halt in that area and procedures set forth in the California Public Resources Code (Sec. 5097.98) and California Health and Safety Code (Sec. 7050.5) shall be undertaken.</p> <p>d. At the completion of monitoring, the Qualified Archaeologist shall prepare a Cultural Resources Monitoring Report to document the findings during the monitoring effort for the proposed project. The report shall include the monitoring logs completed for the proposed project and shall document any discoveries made during monitoring. The Cultural Resources Monitoring Report shall be submitted to the City of Santee and the South Coastal Information Center.</p>						

Mitigation Measure	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Comments
Noise (Vibration)						
<p>MM-NOI-1 Construction-Related Groundborne Vibration</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	Applicant's Construction Superintendent	City of Santee Department of Development Services	Issuance of grading permit	Prior to and during construction		

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**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING A TENTATIVE MAP (TM2020-2) FOR AN 80-UNIT
RESIDENTIAL CONDOMINIUM SUBDIVISION AT 7739 MISSION GORGE ROAD IN
THE R-7 (MEDIUM DENSITY RESIDENTIAL) ZONE.**

**APPLICANT: CORNERSTONE COMMUNITIES
APN: 386-300-13, -29 and -31
RELATED CASE FILES: DR2020-4 AND AEIS2020-4**

WHEREAS, on June 11, 2021, Cornerstone Communities submitted a complete application for a Tentative Map TM2020-2 and a Development Review Permit DR2020-4 to develop an 80-unit multiple-family residential condominium project, developed in twenty buildings, on an approximately 7-acre portion of 10.38-acre lot located at 7739 Mission Gorge Road in the City of Santee, County of San Diego, State of California, as legally described in Exhibit A; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (“CEQA”), an Initial Study (AEIS2020-4) was conducted for the project which includes a Tentative Map (TM2020-2) and Development Review permit (DR2020-4) that determined that all environmental impacts of the project would be less than significant with mitigation and a Mitigated Negative Declaration (State Clearinghouse Number 2021060435) was prepared and advertised for public review from June 18, 2021 to July 19, 2021; 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 development site is located outside 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 7-acre site is not on the Housing Element Sites Inventory and the project proposes a net gain of 77 residences for above-moderate incomes (80 minus demolition of three residences) that would be added to the City’s housing stock; and

WHEREAS, the Director of Development Services scheduled Tentative Map TM2020-2 and Development Review Permit DR2020-4 for an August 11, 2021 public hearing; and

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WHEREAS, on August 11, 2021 the City Council held a duly advertised public hearing on Mitigated Negative Declaration AEIS2020-4, Tentative Map TM2020-2 and Development Review Permit DR2020-4; and

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

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

Section 1: CEQA Compliance. On August 11, 2021, the City Council approved and adopted Mitigated Negative Declaration (State Clearing House Number 2021060435) and its associated Mitigation Monitoring and Reporting Program, 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.) for Tentative Map TM2020-2, 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 R-7, Medium Density Residential. This designation allows a residential density of 7 to 14 dwelling units per acre. The project proposes 11.4 units per acre, which falls within this density range. The proposed development is compatible with existing multiple-family development in the area, which ranges from 12 to 16 dwelling units an acre.
- B. The design and improvements required 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.
 1. On-site drainage improvements will be provided as well as drainage fees (approximately \$172,080.00) will be paid for the increase in surface water run-off; and
 2. Traffic Impact, Traffic Signal and Regional Transportation Congestion Improvement Program fees (totaling approximately \$429,400.00) will be paid to mitigate the additional traffic resulting from this approval; and
 3. Park-In-Lieu fees (approximately \$618,160.00) toward the future construction of parks shall be provided to mitigate the impact on City parks; and
 4. Public Facilities fees (approximately \$507,920.00) will be paid to mitigate the additional impacts on public facilities from this approval.
- C. The site is physically suitable for the type of development and the density proposed, in that the site is large enough to accommodate 20 buildings with 80 attached, two-story dwelling units, common area amenities, guest parking, landscaping, and private

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interior driveways in conformance with the R-7 zone development standards.

- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by Government Code Section 66474.6.
- E. The design of the Tentative Map is not likely to cause serious public health problems as City water service is available to the property and conditions of approval for the project require certification that the applicant reserve sewer capacity and make payment of fees to ensure adequate service to the new homes.
- F. The design of the Tentative Map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the development site has been disturbed, it is generally surrounded by existing development, and it is not located within a Preserve Area of the City's draft Multiple Species Conservation Program Subarea Plan.
- G. The design of the Tentative Map or the type of improvements have been conditioned to not conflict with any easement by the public at large, for access through, or use of property with the proposed subdivision as defined under Government Code Section 66474.
- 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.
- 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. Three residential units will be removed and 80 residential units will be added, for a net increase of 77 dwelling units to the City's housing inventory.

Section 3: Tentative Map TM2020-2 dated June 13, 2018 consisting of a two-lot subdivision of approximately 10.4 acres into a 7.3-acre lot with 80 residential condominiums and a remainder lot on property located at 7739 Mission Gorge Road is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Development Review Permit DR2020-4.
- B. Minor and Major Revisions to the Tentative Map shall be reviewed by the Department of Development Services – Engineering Division for substantial conformance and approved by the Director of Development Services, unless, in the Director's judgement, a Major Revision should be reviewed by City Council.
- C. 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:

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1. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect.
2. 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.
3. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer.
4. 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 Director of Development Services. 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.
5. 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 Santee Municipal Code and shall be to the satisfaction of the Director of Development Services.
6. Final Map shall be submitted to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

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Please include the following with the first submittal:

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

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

- a. Previous submittal check prints.
 - b. Two sets of prints bound and stapled.
 - c. Two copies of the map in Autocad format on separate disk, CD or DVD for incorporation into the City GIS data base.
 - d. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
 - e. Copies of certified return receipts for all signature omission letters.
 - f. Subdivision Map Guarantee.
7. Starting with the first plan check submittal, all plan sets including the Parcel Map shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.
8. Street Improvement Plans shall be submitted to the Department of Development Services Engineering Division 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. Construct a minimum 38 foot curb line radius cul-de-sac at the south end of Aubrey Glen Drive. Provide two 30 foot wide driveways to serve the project site and the adjoining existing mobile home park. Driveways shall be constructed

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per the City of Santee Public Works Standard Drawing PW-21, modified to the satisfaction of the Director of Development Services.

- b. Construct public improvements beyond the north PCR of the above conditioned cul-de-sac establishing the ultimate width of the roadway at 36 feet wide from existing curb on the west side to the proposed curb on the east side of Aubrey Glen Drive. Improvements beyond the PCR to the north and transition with existing improvements shall be to the satisfaction of the Director of Development Services.
- c. Provide public improvements on the east side of Aubrey Glen Drive and continuing around the proposed cul-de-sac to a point of tie in with existing public improvements on the west side of Aubrey Glen Drive to concrete curb and gutter, street lights, drainage facilities, pedestrian facilities and landscaping.
- d. Provide improvements to Aubrey Glen Drive such that the curb to curb distance is 36 feet as shown on the Tentative Map dated April 22, 2021 and be to the satisfaction of the satisfaction of the Director of Development Services.
- e. Install an appropriately sized storm drain pipe to convey the site drainage underground tying into the existing storm drainage system in Mission Gorge Road. Alternatively, the site drainage may be conveyed through the site using an appropriately sized conveyance up to the public right of way or public storm drainage easement. All runoff that is conveyed from the site over a publicly maintained area must be conveyed via an underground pipe. Underground pipes that are intended for maintenance by the City of Santee shall be installed in accordance with the City of Santee Public Works Standards.
- f. No runoff shall exit onto the public street via a sidewalk under drain at a rate greater than 4.0 cfs during a 100 year rain event. Flow in excess of 4.0 cfs shall be conveyed via an underground pipe.
- g. 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. At the time of plan check submittal, the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:
 - 1) Six sets of plans bound and stapled.
 - 2) Plan check fees.
 - 3) Preliminary cost estimate for the improvements.
 - 4) One copy of the Resolution of Approval approving the project.

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

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Schedule.

9. Rough Grading Plans may be submitted to the Department of Development Services Engineering Division 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 Development Services 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. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
 - e. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
 - f. All mitigation measures as identified by the project environmental documents shall be noted on the plans and completed prior to permit issuance as required.
 - 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 60 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 Development Services.
 - 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. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading plan submittal package:
 - 1) Six sets of plans bound and stapled (grading and landscape).
 - 2) Plan check fees.
 - 3) A completed grading permit application.

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- 4) A cost estimate for the cost of construction.
- 5) Three copies of the Drainage Study specified here within.
- 6) Three copies of the Geotechnical Study specified here within.
- 7) Three copies of the Storm Water Quality Management Plan specified here within.
- 8) Two copies of an Operation & Maintenance (O&M) plan specified her within.
- 9) Two copies of the Storm Water Pollution Prevention Plan specified here within.
- 10) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
- 11) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- 12) One copy of the Resolution of Approval approving the project.

All grading shall be completed to the satisfaction of the Director of Development Services. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

10. Final Grading Plans shall be submitted to the Department of Development Services Engineering Division 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.
11. 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 Development Services.

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

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sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Department of Development Services.

12. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
13. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
14. 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.
15. Provide three copies of a drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
 - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year, 50-year and 100-year frequency storms, and be based on full development of upstream areas.
 - b. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 10-year, 50-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual.
 - c. The drainage report pre and post development exhibits shall be confirmed and revised as necessary by the finding of the City of Santee Engineering Department.

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The runoff areas shall be revised based on present conditions and be prepared to the satisfaction of the Director of Development Services.

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

The SWQMP shall include the following:

- a. Develop and implement appropriate Best Management Practices (BMPs) to ensure that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWQMP.
- b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
- c. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structure to which the site discharges must also be retrofitted with trash capture devices. The device which shall be used for public inlets is the ADS FlexStorm Connector Pipe Screen system or approved equal.
- d. All inlets must be labeled with concrete stamp or equivalent - stating, "No Dumping - Drains to River". If work is performed on a public inlet, the public inlet must be labeled with the following standard specification: Public storm drain inlet markers shall be 4" diameter, stainless steel, natural embossed, inlet marker as manufactured by Almetek Industries or approved equal. Marker shall contain/state "No Dumping" with "Fish w/ Wave" symbol and "Drains to Waterways" legend. Marker shall contain 2" long x 1/4" diameter threaded rod and shall be installed flush and wet-set in top of inlet, centered on width of inlet opening.
- e. Down spouts and HVAC systems are not permitted to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer.

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- f. Fire suppression systems must be designed to be able to discharge to a sewer clean out for all maintenance and testing activities, or otherwise captured and contained on-site.
 - g. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.
 - h. The final project submittal shall include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual.
17. Minimum best management practices for storm water and water quality will be incorporated into the development's CC&R's via reference to the project's Storm Water Quality Management Plan (SWQMP).
18. Construction Site Storm Water Compliance
- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ) prior to start of construction. This project disturbs one or more acres of soil or disturbs less than one acre but is part of a larger common plan of development that in total disturbs one or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
 - b. Submit a copy of the draft project specific Storm Water Pollution Prevention Plan (SWPPP) to the City for review and approval. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMP's) the applicant will use to protect storm water runoff and the placement of those BMP's. Section XIV of the Construction General Permit describes the SWPPP requirements.
19. Prior to Occupancy:
- a. Provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the Operation and Maintenance Plan.
 - b. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: 'wet' signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation.

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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.
20. 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.
21. Provide three copies of geotechnical study prepared in accordance with the requirements of the Santee General Plan. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.
 - a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
22. All blasting operations shall comply with Chapter 11.18 of the Santee Municipal Code, the following conditions shall apply:
 - a. The applicant shall provide a site-specific blasting report to assess, control, and monitor noise and ground vibration from blasting. The blasting report shall be prepared by an expert in the field of blasting, familiar with local land conditions, and that has experience with projects of this scope to the satisfaction of the Director of Development Services.
 - b. The blasting report will be subject to independent third-party review to be paid for by the applicant. The applicant shall place a cash deposit with the Department of Development Services in an amount satisfactory to the Director of Development Services to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. The report shall be reviewed and accepted by the Director of Development Services prior to issuance of a blasting permit.
 - c. A pre-blast survey of the surrounding property shall be conducted to the satisfaction of the Director of Development Services prior to any rock blasting. Blasting shall only be done at locations, levels and times approved by the Director of Development Services.
 - d. Public Notification of Blasting Schedule for residents within 1,000 feet of

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blasting - The property owner shall give a monthly blasting schedule in writing to residences within 1,000 feet of potential blast locations. The notice shall disclose the anticipated blasting schedule and provide a contact phone number for the blasting contractor. Unscheduled changes to the blasting schedule will require the blasting schedule to be reissued no less than 24 hours prior to blasting.

- e. Blasting activities within the project boundary line shall occur between 8:00 a.m. and 5:00 p.m. Monday through Friday. No blasting shall be allowed on weekends or on specific holidays as referenced in the City Noise Ordinance (Chapter 13.30.030).
- f. Blasting operations shall be limited to minor blasting within 600 feet of residences. Minor blasting means a blasting operation that meets all of the following criteria: quantity of rock to be blasted does not exceed 100 cubic yards per shot, bore hole diameter does not exceed two inches, hole depth does not exceed 12 feet, maximum charge weight does not exceed eight pounds of explosive per delay, and the initiation of each charge will be separated by at least 10 milliseconds.
- g. A Monitoring Program shall be implemented to monitor blasting noise activities for compliance with the City's Noise Ordinance. Monitoring shall consist of one full day every two weeks until blasting is completed or moves beyond 600 feet from residential homes.
- h. Explosives shall be transported to the Site only when permitted and specifically approved by the Fire Chief.
- i. The transport, storage, and use of any hazardous materials shall be done under strict Fire Code requirements. Applicant shall apply for and obtain permits as required by the Fire Chief.

23. The applicant shall make the following conveyances on the final map:

- a. Dedicate a visibility clearance easement at all street intersections in accordance with Section 13.10.050 of the Zoning Ordinance.
- b. Dedicate right-of-way along Aubrey Glen Drive adjacent to the site such that the ultimate right-of-way width to centerline is 28 feet.
- c. Dedicate right-of-way along Mission Gorge Road adjacent to the site such that the ultimate right-of-way width to centerline is 51 feet with a minimum radius of 30 feet within the curb return of Aubrey Glen Drive.
- d. Dedicate drainage and access easements for all storm drainage improvements proposed for City maintenance.

24. Applicant shall execute and record a private road maintenance agreement to

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the satisfaction of the City Attorney. The applicant shall place a deposit with the Department of Development Services in an amount satisfactory to the Director of Development Services to cover the cost of the review. The Agreement shall include provisions addressing the following:

- a. A grant of perpetual, nonexclusive reciprocal easement appurtenant from and to each of the parcels in the subdivision, under and through the private road easement area for the benefit of the owner(s) of each parcel, their families, guests, tenants and invitees, for the purpose of vehicular and pedestrian access, the installation and maintenance of utilities serving the parcels, and the installation and maintenance of improvements including pavement, drainage improvements, street lighting, utility meters, and similar street improvements.
- b. A legal description of the private road easement area to be maintained.
- c. A list of addresses or parcel numbers of properties in the subdivision against which the maintenance agreement will be recorded.
- d. A statement that the maintenance agreement constitutes a covenant running with each parcel in the subdivision and is effective for so long as the easement exists.
- e. A statement of the portion or percentage of maintenance costs to be borne by the owner(s) of each parcel.
- f. A mechanism for the determination of the total amount of maintenance costs payable pursuant to the agreement (e.g., a voting system or association system) and payment of each party's costs.
- g. A statement of costs to be borne separately by each property owner (e.g., landscaping costs for the portion of the private road easement lying within their own property; cost of installation, maintenance or extension of utilities benefiting their own property).
- h. Maintenance standards for the road itself as well as for street lights, drainage improvements, trees/landscaping and other improvements to be installed.
- i. A statement that the parties will share liability (in the same portion as payment of costs) for injuries to third parties arising out of maintenance or repair work undertaken pursuant to the agreement.
- j. A statement that each party shall indemnify and hold every other party harmless from liability for personal injury or damage to property including the easement area which results from the actions of that party in connection with any use, maintenance, or repair work within the easement area.
- k. An enforcement mechanism for payment of maintenance costs, such as authority to record a lien against any of the properties subject to the

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maintenance agreement.

25. 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 Development Services. Adjacent facilities are defined as existing overhead facilities in the abutting half street and may include extension of the undergrounding to either side of the project to the nearest existing utility pole.

26. Provide certification to the Director of Development Services that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. If private sewer or water mains are allowed to serve the project, then a building permit for these facilities will be required and they shall be maintained by a homeowner's association.

27. Vehicle access on Mission Gorge Road shall be maintained at all times and all work shall be done at night unless otherwise approved by the City Engineer. When day work is permitted, work hours shall be from 8:30 am to 3:30 pm, including set up and break down of traffic control. No day work will be permitted during the holiday season, defined as beginning the Saturday before Thanksgiving Day and shall extend through New Year's Day, unless otherwise approved by the Director of Development Services.

28. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.

Section 4: The terms and conditions of the Tentative Map 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 5: The approval of the Tentative Map TM2020-2 expires on August 11, 2024 at 5:00 p.m. The Final Map conforming to this conditionally approved Tentative Map TM2020-2 shall be filed with the City Council in time so that City Council may approve the Final Map 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 Director of Development Services the authority to extend the expiration date of this approval pursuant to the California Subdivision Map Act and 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 6: Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on August 11, 2021.

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Section 7: The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) 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, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

ADOPTED by the City Council of Santee, California, at a Regular meeting held this 11th day of August 2021 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit A

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Santee, County of San Diego, State of California, described as follows:

PARCEL 1: (APN: 386-300-29-00)

ALL THOSE PORTIONS OF LOTS 5 AND 8 IN BLOCK "F", REVISED MAP OF PART OF FANITA RANCHO, ACCORDING TO THE MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE SOUTH 79° 30' EAST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 160.50 FEET; THENCE SOUTH 10° 30' WEST PARALLEL WITH THE EASTERLY LINE OF SAID LOT A DISTANCE OF 272.25 FEET; THENCE SOUTH 79° 30' EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 160 FEET; THENCE SOUTH 10° 30' WEST PARALLEL WITH SAID EASTERLY LINE, 271 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING PARALLEL WITH SAID EASTERLY LINE, SOUTH 10° 30' WEST 214.31 FEET; THENCE SOUTH 79° 30' EAST 115 FEET TO SAID EASTERLY LINE; THENCE SOUTH 10° 30' WEST ALONG SAID EASTERLY LINE OF LOT 5 AND ALONG THE SOUTHERLY PROLONGATION THEREOF A DISTANCE OF 442.44 FEET TO A POINT SOUTH 10° 30' WEST 200 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE NORTH 79° 30' WEST PARALLEL WITH THE COMMON LINE BETWEEN SAID LOTS 5 AND 8 A DISTANCE OF 350.50 FEET TO THE MOST SOUTHEASTERLY CORNER OF LAND DESCRIBED IN DEED TO DONNA HOPKINS SEEWALD, RECORDED APRIL 22, 1960 AS DOCUMENT NO. 83969 OF OFFICIAL RECORDS; THENCE AT RIGHT ANGLES AND ALONG THE BOUNDARY OF SAID SEEWALD LAND, NORTH 10° 30' EAST 100 FEET; THENCE AT RIGHT ANGLES NORTH 79° 30' WEST 85 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 10° 30' EAST ALONG SAID SOUTHERLY PROLONGATION, 100 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE LEAVING THE BOUNDARY OF SAID SEEWALD LAND AND CONTINUING NORTH 10° 30' EAST ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 456.75 FEET TO A LINE BEARING NORTH 79° 30' WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 79° 30' EAST PARALLEL WITH SAID NORTHERLY LINE OF LOT 5 A DISTANCE OF 320.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: (APN: 386-300-13-00)

ALL THAT PORTION OF LOT 8 IN BLOCK "F" OF THE REVISED MAP OF THAT PART OF FANITA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 5, IN SAID BLOCK "F", BEING ON THE NORTHERLY LINE OF SAID LOT 8; THENCE NORTH 79° 30' WEST, ALONG SAID NORTHERLY LINE OF LOT 8, A DISTANCE OF 217.5 FEET; THENCE SOUTH 10° 30' WEST, AT RIGHT ANGLES, 200 FEET; THENCE SOUTH 79° 30' EAST PARALLEL WITH SAID NORTHERLY LINE OF LOT 8, A DISTANCE OF 302.5 FEET; THENCE NORTH 10° 30' EAST, 100 FEET; THENCE NORTH 79° 30' WEST, 85 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 10° 30' EAST, ALONG SAID SOUTHERLY PROLONGATION, 100 FEET TO THE POINT OF BEGINNING.

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**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING DEVELOPMENT REVIEW PERMIT (DR2020-4) FOR AN
80-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION AT 7739 MISSION GORGE
ROAD IN THE R-7 (MEDIUM DENSITY RESIDENTIAL) ZONE.**

**APPLICANT: CORNERSTONE COMMUNITIES
APN: 386-300-13, -29 and -31
RELATED CASE FILES: TM2020-2 AND AEIS2020-4**

WHEREAS, on June 11, 2021, Cornerstone Communities submitted a complete application for a Tentative Map TM2020-2 and a Development Review Permit DR2020-4 to develop an 80-unit multiple-family residential condominium project, developed in twenty buildings, on an approximately 7-acre portion of 10.38-acre lot located at 7739 Mission Gorge Road in the City of Santee, County of San Diego, State of California, as legally described in Exhibit A; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (“CEQA”), an Initial Study (AEIS2020-4) was conducted for the project which includes a Tentative Map (TM2020-2) and Development Review permit (DR2020-4) that determined that all environmental impacts of the project would be less than significant with mitigation and a Mitigated Negative Declaration (State Clearinghouse Number 2021060435) was prepared and advertised for public review from June 18, 2021 to July 19, 2021; 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 development site is located outside 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 7-acre site is not on the Housing Element Sites Inventory and the project proposes a net gain of 77 residences for above-moderate incomes (80 minus demolition of three residences) that would be added to the City’s housing stock; and

WHEREAS, the Director of Development Services scheduled Tentative Map TM2020-2 and Development Review Permit DR2020-4 for an August 11, 2021 public hearing; and

WHEREAS, on August 11, 2021 the City Council held a duly advertised public hearing on Tentative Map TM2020-2 and Development Review Permit DR2020-4; and

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

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

Section 1: CEQA Compliance. On August 11, 2021, the City Council approved and adopted Mitigated Negative Declaration (State Clearing House Number 2021060435) and its associated Mitigation Monitoring and Reporting Program, 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 Chapter 13.10 “Residential Districts” of the Santee Municipal Code for a Development Review Permit (Section 13.08.080) are made as follows:

- A. That the proposed project, as conditioned, meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code because all development standards are met, including density, lot size and dimensions, landscaping, guest parking, and building setbacks, the project design is consistent with the requirements of the Fire Code, and all proposed private improvements will meet the public works standards of the City. The project proposes 11 units per acre which is within the allowed density range of 7 to 14 dwelling units per acre within the R-7 zone. The proposed development is compatible with the existing multiple-family residential developments in the area and is compatible with the Development Review criteria contained in section 13.08.070 of the Municipal Code. The proposed units would be consistent with the maximum height allowed in the R-7 zone, which is 35 feet or three stories. A total of 187 off-street parking spaces are provided, which exceeds the required number of off-street parking spaces for the development. Private open space and common open space are provided as required.

- B. That the proposed development conforms to the Santee General Plan. The proposed attached residential units are permitted within the R-7 Medium Density Residential land use designation and R-7 Medium Density Residential zoning classification of the subject site and public services and facilities will be available to serve the development. The project is consistent with the Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. It also supports the Mobility Element Objective 4.0 which desires to maximize the utilization of site planning techniques to improve traffic safety. Policy 4.1 of the Mobility Element encourages new subdivision development be designed so that driveways do not take direct access from prime arterials, major roads, or collector streets. Vehicle access will be provided from Aubrey Glen Drive a residential street. The project also is consistent with the Noise Element Objective 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 (Ldn) as normally acceptable for multi-family uses. Based upon Noise Element Figure 7.2, “Future Noise Levels”, the

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subject site would not be exposed to noise levels exceeding 65Ldn.

SECTION 3: The Development Review Permit DR2020-4 for a residential project consisting of an 80-unit condominium subdivision located at 7739 Mission Gorge Road is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Tentative Map TM2020-2.
- B. The applicant shall be responsible for complying with all the provisions of the Mitigation Monitoring and Reporting Program adopted by the City Council. Each and every mitigation measure contained in the Mitigation Monitoring and Reporting Program is hereby expressly made a condition of project approval in accordance with State CEQA Guidelines, section 15074.1.
- C. Prior to Building Permit Issuance:
 - 1. All construction shall be in substantial conformance with the approved plans dated August 11, 2021, as amended by this Resolution.
 - 2. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within 30 days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect.
 - 3. The submitted building plans shall be in substantial conformance with the approvals and conditions of approval for Tentative Map TM2020-2 and Development Review Permit DR2020-4.
 - 4. The maximum building height for the condominiums shall not exceed 30 feet.
 - 5. Each garage must provide 150 cubic feet of lockable, enclosed storage space in accordance with Section 13.10.040(H) of the Santee Municipal Code (SMC).
 - 6. The garage for each dwelling unit shall be a minimum 20 feet by 20 feet unobstructed in accordance with Section 13.24.030(B)(1)(d) of the SMC.
 - 7. Trash enclosures shall comply with the requirements in Section 13.10.040(I) of the SMC.
 - 8. The applicant shall install a rainwater harvesting system for each dwelling unit, subject to review and approval by the Director of Development Services. The rainwater harvesting system shall be placed in a common area and maintained by the HOA.
 - 9. The applicant shall include a roof-mounted solar photo-voltaic system to the maximum feasible extent given roof space or as required by the current California Code of Regulations Title 24 at the time of building permit issuance.

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10. Each garage shall be installed with complete 40 amp electrical service and minimum AC Level 2 electrical vehicle charging station.
11. Three minimum AC Level 2 electrical vehicle charging stations shall be provided within the guest parking area or 13% of the total guest parking spaces.
12. The project shall provide and maintain a minimum of 20 guest/visitor parking spaces. These parking spaces shall be properly signed (i.e. stenciled signage) as guest/visitor parking and shall not be used for permanent parking by residents.
13. Six-foot high vinyl (interior) fencing shall be installed along the rear and side yards of all single-family residential lots within the project site.
14. All perimeter and retaining walls shall be of a decorative material, such as of a split-face finish, and the final color and material selection shall receive the approval of the Director of Development Services.
15. All private street lights shall be energy efficient models to be approved by the City Traffic Engineer.
16. The applicant shall submit for approval of the Director of Development Services all materials, notices, wordings, etc. for the purposes of public disclosure to homeowners of any and all present or anticipated future assessment districts.
17. Provide a Construction and Demolition debris deposit as required by Chapter 9.04 SMC.
18. Submit a landscape plan that meets the requirements of the City' Water Efficient Landscape Ordinance (Chapter 13.36 SMC).
19. The landscape plan shall provide details on the recreation area required in accordance with Section 13.10.040(F) of the SMC. The details of the common open space area shall include the following:
 - a. Details of the proposed play structure.
 - b. Details of the picnic tables, benches, and trash receptacles.
 - c. Details of a pet waste station.

The common area amenities may be modified to include similar or higher quality features, such as a swimming pool, with approval from the Director of Development Services.
20. A model home complex and a construction trailer/office are authorized subject to prior review of the proposal by the City, applicable building / grading permits, and imposition of operating conditions by the Director of Development Services.
21. Applicant shall obtain final map approval and record the final map. Once

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recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Department of Development Services Engineering Division together with three printed copies of the map for the City's permanent record. The prints and mylar shall be in accordance with City standards. 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 Department of Development Services Engineering Division together with three printed copies of the map for the City's permanent record. The prints and mylar shall be in accordance with City standards.

22. Plot Plans shall be submitted to the Department of Development Services Engineering Division 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 Division standards.

23. 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.

24. 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 \$ 172,080.00
- b. Traffic \$ 198,080.00
- c. Traffic Signal \$ 20,480.00
- d. Park-in-Lieu \$ 618,160.00
- e. Public Facilities . . \$ 507,920.00
- f. RTCIP Fee \$ 210,840.00

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 Development Services for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in the accordance with the Municipal Code.

25. Provide a minimum 26' wide, paved "fire lane" access roadway throughout the development. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the

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- highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane. Red stripes with white stenciled letters shall be painted on the curb or asphalt in front of garages along fire lanes as well. Or, signs shall be installed on the edge of the curb indicating the same. Placement of the signs shall be every 75 feet (or other approved spacing), placed in between the curb stenciling. Exact placement shall be approved by the fire code official prior to installation.
26. Fire apparatus turnarounds are required for the project. Turnarounds shall meet the minimum turning radius and lengths required for emergency apparatus throughout the site as determined by the Fire Marshall.
 27. This device shall be installed at an approved location per San Diego County Regional Standard WF-05. The entire device shall be painted brown or other approved color to blend in with adjacent landscaping. The device shall be protected from vehicular damage with bollards or other approved means. The assembly shall be equipped with a chain and breakaway locks for security. If the building is equipped with central station monitoring of the sprinkler system, the control valves on the device shall be monitored for tamper of the valves.
 28. One or more hydrants are required for this project and shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 2500 gallons per minute for 3 hours. Fire hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. The hydrants shall be protected from vehicular damage with bollards or other approved means. 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.
 29. 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. In multifamily residential developments, address numbers shall also be placed at an approved location on the garage side of each unit.
 30. The buildings are required to be constructed with approved automatic residential fire sprinkler systems installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. The fire sprinkler systems are required to be monitored by an approved central station monitoring company. Santee Fire Department has a policy for the installation of automatic residential fire sprinkler systems to include protection for under-stair storage areas where children may hide in the event of a fire.
 31. Each building shall have a fire sprinkler riser enclosure accessible from the outside of the building or address. The exact size and location of the enclosure

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shall be approved by the Fire Department prior to construction. The enclosure shall contain the fire sprinkler riser for the building, pressure gauges for the system, applicable valves, sprinkler head box, and any required diagrams or documentation for the fire sprinkler system. The enclosure shall have exterior locking hardware and a Knox box shall be located at an approved location near the room for easy Fire Department access. The exterior side of the riser enclosure door shall have labeling or signage approved by the fire code official indicating "FIRE RISER INSIDE". The riser enclosure shall have a sewer inlet for the annual testing and regular maintenance of flushing the automatic residential fire sprinkler system.

32. Provide a Potter "SASH-120", all weather, exterior horn/strobe (or equivalent) in lieu of exterior bell for audio/visual notification of sprinkler activation on each building. The horn/strobe is to be installed at an approved location on each building. Exact installation location of the horn/strobe is to be determined by the fire code official prior to installation.
33. A Knox Box key safe for emergency access of Fire Department personnel is required for each the building located near the riser enclosure. Where appropriate, Knox Boxes may be shared. Approval of the number and exact mounting location shall be determined by the fire code official prior to installation.
34. Santee has adopted the use of Knox Fire Department Connection (FDC) Plugs for hose connections to the automatic fire sprinkler systems. These plugs ensure that the FDC's will be clear of obstructions and allow for the proper Fire Department use of the automatic fire sprinkler systems. Contact the Fire Department for ordering information at (619) 258-4100 ext. 207.
35. A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance, mounted in locked cabinets adjacent to the garages for the building. Exact extinguisher location to be determined by the fire code official prior to installation.
36. 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.

D. Prior to Grading Permit Issuance:

1. At least 15 days prior to any grading activity all property owners and tenants 300 feet from the project site shall receive a notice of the slated grading activity that includes a project timeline and the contact information, including telephone number and e-mail address, for the site construction superintendent where comments and complaints can be lodged. The mailing shall be coordinated

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with the Project Planner. The City will prepare the notice and mailing; however, the project proponent is responsible for the postage. In addition, a 4'x8' temporary sign shall be placed on the property in a location visible from Aubrey Glen Drive containing the same information as the aforementioned notice.

E. During construction:

1. The sawing of roof tiles is prohibited on the roof. Roof tiles must be cut on the ground with a wet saw.

F. Prior to obtaining occupancy the following actions shall be taken:

1. Prior to occupancy of the first dwelling unit, the applicant shall submit a copy of the recorded CC&Rs pursuant to the conditions imposed for Tentative Map TM2020-2 and Development Review DR2020-4 to the Department of Development Services for approval by the City Attorney and the Director of Development Services to ensure consistency with City codes and applicable project permits and approved plans. The provisions of the CC&R's shall include, but are not limited to the following:
 - a. The permittee and all persons, firms or corporations, owning the property subject to this subdivision map, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair the landscape areas and onsite drainage improvements as shown on the Final Map, site plan, and landscape plan in accordance with the approved CC&Rs primarily for the benefit of the residents of the subject development and shall continue to operate, maintain and repair said areas until such time as the operation and maintenance of said areas is assured by some public agency, district, corporation or legal entity approved by the City Council.
2. The applicant shall complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Development Services.
3. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
4. At the time of mid-construction, or Rough Fire Inspections, a digital CAD drawing of the site-plan shall be provided electronically or on digital media to the Fire Department for emergency response mapping. If CAD drawings are not 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.
5. The applicant shall obtain final clearance for occupancy by signature on the final inspection request form from the Building Division, Fire Department and the Planning and Engineering Divisions of the Department of Development Services.
6. Provide two print copies and a digital copy of both the final approved Storm

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Water Quality Management Plan and the Operation and Maintenance Plan.

7. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: “wet signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation.
 8. Prior to issuance of the final phase of occupancy, an executed contract must be in place with a qualified storm service provider and a copy of the SWQMP provided to the consultant and the HOA.
 9. Complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Development Services.
- G. The following conditions apply to the project approved under TM2020-2 and DR2020-4 and shall be memorialized by recording a “Notice of Restrictions” on the property. This notice shall be prepared to the satisfaction of the Director of Development Services:
1. The development’s Covenants, Conditions, and Restrictions (CC&Rs) shall include, but are not limited to, the following:
 - a. Prohibition on parking boats, recreational vehicles, etc. on driveways and streets.
 - b. Statement that accessory structure standards such as carports, patio covers, gazebos, etc., internal setbacks / building separations, individual lot coverage limitations shall comply with the development standards as required by Table 13.10.040A for R2 and R7 districts.
 - c. Maintenance of private roads, water and sewer lines, and storm water facilities.
 - d. Maintenance of a minimum of 20 parking spaces for visitors and guests, including signage.
 - e. The statement that all garages shall be kept clear so that two cars can be parked in each individual garage at all times.
 - f. The maintenance and operation of the improvements shall be assured by the granting of an undivided interest in the subject landscape areas to the purchasers of each of the individual dwelling units in the subject development and inclusion in the deeds conveying said individual units such provisions as: covenants running with the land requiring the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and the creation of a legal entity right to assess all owners in the cost of the maintenance and of said facilities and capable of maintaining the improvements and said landscaping,

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drainage, and walls, and for the participating of the owners of all dwelling units in the maintenance and enforcement of such provisions.

- g. The statement that the City has the right, but not the obligation, to provide for the maintenance of all drainage improvements and landscaping if the homeowner association fails to perform its maintenance obligation by the City, cost for such service shall become a lien upon the property and/or each unit, as appropriate.
 - h. A statement that the entitlements contain an approved Landscaping and Fencing Plan pursuant to DR2020-4 and that revisions to the perimeter fence plan shall require approval from the Director of Development Services.
 - i. A statement that the Homeowners' Association and/or property owners shall bear legal and financial responsibility for compliance with the approved Stormwater Management Plan and all applicable stormwater regulations, that this obligation shall transfer to all future property owners, and that it shall be disclosed to property owners prior to each new sale.
 - j. Maintenance of a rain-harvesting system.
- H. Upon establishment of the use pursuant to this Development Review Permit the following conditions shall apply:
- 1. All required landscaping shall be adequately watered and maintained in a healthy and thriving condition, free from weeds, trash, and debris.
 - 2. The parking areas and driveways shall be well maintained.
 - 3. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director, shall be required in order to meet this standard. The developer shall be responsible for this planting even if their involvement in the project is otherwise complete.
 - 4. All storm water best management practices (BMPs) outlined in the Storm Water Management Plan must be installed and operational to the satisfaction of the Director of Development Services. Failure to maintain a required BMP will subject property owners and/or the Homeowners Association to civil penalties.
 - 5. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to the requirements of Title 13 of the Santee Municipal Code.

SECTION 4: The terms and conditions of this Development Review Permit DR2020-4 shall be binding upon the permittee and all persons, firms and corporations having an

RESOLUTION NO. _____

interest in the property subject to this Development Review Permit DR2020-4 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: This Development Review Permit DR2020-4 expires on August 11, 2024 at 5:00 p.m. unless prior to that date a Final Map has been recorded pursuant to Tentative Map TM2020-2, 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 Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 6: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exaction imposed pursuant to this approval, shall begin on August 11, 2021.

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

SECTION 8: The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County of San Diego Clerk/Recorder" in the amount of \$2,530.25. 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 11th day of August 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit A

RESOLUTION NO. _____

EXHIBIT "A"

**LEGAL
DESCRIPTION**

Real property in the City of Santee, County of San Diego, State of California, described as follows:

PARCEL 1: (APN: 386-300-29-00)

ALL THOSE PORTIONS OF LOTS 5 AND 8 IN BLOCK "F", REVISED MAP OF PART OF FANITA RANCHO, ACCORDING TO THE MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE SOUTH 79° 30' EAST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 160.50 FEET; THENCE SOUTH 10° 30' WEST PARALLEL WITH THE EASTERLY LINE OF SAID LOT A DISTANCE OF 272.25 FEET; THENCE SOUTH 79° 30' EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 160 FEET; THENCE SOUTH 10° 30' WEST PARALLEL WITH SAID EASTERLY LINE, 271 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING PARALLEL WITH SAID EASTERLY LINE, SOUTH 10° 30' WEST 214.31 FEET; THENCE SOUTH 79° 30' EAST 115 FEET TO SAID EASTERLY LINE; THENCE SOUTH 10° 30' WEST ALONG SAID EASTERLY LINE OF LOT 5 AND ALONG THE SOUTHERLY PROLONGATION THEREOF A DISTANCE OF 442.44 FEET TO A POINT SOUTH 10° 30' WEST 200 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE NORTH 79° 30' WEST PARALLEL WITH THE COMMON LINE BETWEEN SAID LOTS 5 AND 8 A DISTANCE OF 350.50 FEET TO THE MOST SOUTHEASTERLY CORNER OF LAND DESCRIBED IN DEED TO DONNA HOPKINS SEEWALD, RECORDED APRIL 22, 1960 AS DOCUMENT NO. 83969 OF OFFICIAL RECORDS; THENCE AT RIGHT ANGLES AND ALONG THE BOUNDARY OF SAID SEEWALD LAND, NORTH 10° 30' EAST 100 FEET; THENCE AT RIGHT ANGLES NORTH 79° 30' WEST 85 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 10° 30' EAST ALONG SAID SOUTHERLY PROLONGATION, 100 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE LEAVING THE BOUNDARY OF SAID SEEWALD LAND AND CONTINUING NORTH 10° 30' EAST ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 456.75 FEET TO A LINE BEARING NORTH 79° 30' WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 79° 30' EAST PARALLEL WITH SAID NORTHERLY LINE OF LOT 5 A DISTANCE OF 320.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2: (APN: 386-300-13-00)

ALL THAT PORTION OF LOT 8 IN BLOCK "F" OF THE REVISED MAP OF THAT PART OF FANITA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 5, IN SAID BLOCK "F",

RESOLUTION NO. _____

BEING ON THE NORTHERLY LINE OF SAID LOT 8; THENCE NORTH 79° 30' WEST, ALONG SAID NORTHERLY LINE OF LOT 8, A DISTANCE OF 217.5 FEET; THENCE SOUTH 10° 30' WEST, AT RIGHT ANGLES, 200 FEET; THENCE SOUTH 79° 30' EAST PARALLEL WITH SAID NORTHERLY LINE OF LOT 8, A DISTANCE OF 302.5 FEET; THENCE NORTH 10° 30' EAST, 100 FEET; THENCE NORTH 79° 30' WEST, 85 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 5; THENCE NORTH 10° 30' EAST, ALONG SAID SOUTHERLY PROLONGATION, 100 FEET TO THE POINT OF BEGINNING.

MEETING DATE August 11, 2021

ITEM TITLE CANNABIS WORKSHOP #2

DIRECTOR/DEPARTMENT Marlene Best, City Manager

SUMMARY

At the City Council Planning Retreat on March 9, 2021, the City Council established a priority to review economic development and regulatory options for possible cannabis businesses in Santee. This priority was confirmed by the City Council at the City Council meeting on March 24, 2021. The City currently does not allow cannabis businesses to operate within City boundaries. The cannabis industry is highly regulated and the laws have evolved relatively quickly. Many cities across the state are similar to Santee, in that they have restricted cannabis businesses within the City and are now beginning to reconsider such restrictions.

At the City Council meeting on May 12, 2021 staff presented information on the current status of the cannabis industry in California and within various local cities. Council directed staff to bring back additional information to assist in the consideration of allowing cannabis businesses to operate in Santee. The issue of retaining local control with informed decision making, as opposed to the threat of being subjected to State legislation or a voter initiative, was raised by several Council members.

The focus of this workshop will be to present information and to receive Council direction regarding the specific types of cannabis businesses warranting further consideration in the City including: cultivation, manufacturing, testing, distribution, retail (i.e., dispensaries), microbusinesses and cannabis lounges. With this direction, staff will return to the Council with specific information related to land use, regulatory requirements and CEQA considerations, best practices and fiscal impacts/potential revenues, should the Council choose to continue pursuing the concept of allowing cannabis businesses in Santee.

FINANCIAL STATEMENT *jm*

There is no fiscal impact at this time.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *KV for MCB*

Consider the information presented and provide direction to staff on specific types of cannabis businesses to be considered, if any, and other related matters.

ATTACHMENT

Staff Report



**STAFF REPORT
CANNABIS WORKSHOP #2**

**CITY COUNCIL MEETING
August 11, 2021**

DISCUSSION

At the City Council Planning Retreat on March 9, 2021, the City Council established a priority to review economic development and regulatory options for possible cannabis businesses in Santee. This priority was confirmed by the City Council at the City Council meeting on March 24, 2021. The City currently does not allow cannabis businesses to operate within City boundaries. The cannabis industry is highly regulated and the laws have evolved relatively quickly. Many cities across the state are similar to Santee, in that they have restricted cannabis businesses within the City and are now beginning to reconsider such restrictions.

At the City Council meeting on May 12, 2021 staff presented information on the current status of the cannabis industry in California and within various local cities. Council directed staff to bring back additional information to assist in the consideration of allowing cannabis businesses to operate in Santee. The issue of retaining local control with informed decision making, as opposed to the threat of being subjected to State legislation or a voter initiative, was raised by several Council members.

The focus of this workshop is to present information and receive Council direction regarding the specific types of cannabis businesses that the City Council may wish to consider in the City, if any. Once direction is received, staff will return to the Council with specific information such as land use, regulatory and CEQA considerations, best practices and fiscal impacts/potential revenues.

Following is a list of cannabis business types that the City Council may wish to consider. Most if not all of these businesses can be limited to medicinal use only or to include adult (recreational) use.

Cultivation: Cannabis cultivation operations can be located outdoors, indoors or in mixed-light (greenhouses). As of May 5th, 2021, the California Department of Food and Agriculture shows 4,783 active cultivation licenses statewide, held by 2,669 distinct businesses comprising 909 acres of cultivation which are conservatively estimated to be capable of producing over 8.5 million pounds of cannabis per year. This is more than three times the estimated 2.5 million pounds per year consumed by all Californians, combined.

There are currently eight licensed cannabis cultivation businesses in San Diego County, all of which conduct cultivation either indoors or in mixed-light greenhouses. In addition, there are six cannabis microbusinesses that include cultivation of up to 10,000 square feet of cannabis.

Manufacturing: Cannabis manufacturing includes the production or packaging of a variety of cannabis products such as edibles, topicals, extracts, cartridges, flowers, pre-rolls or concentrates. There are currently 911 cannabis manufacturing businesses statewide, of which 22 are located in San Diego County.

Testing Laboratories: Cannabis testing labs test cannabis products to ensure they are safe for human consumption and to provide information to consumers regarding the potency and purity of cannabis products. These private businesses perform a quasi-regulatory function and are prohibited from having any economic interest in any other cannabis business activities.

Distribution: Cannabis distributors serve a pivotal role in the cannabis supply chain, transporting cannabis and cannabis products between licensed cannabis businesses, such as from a manufacturer to a retailer. This is not to be confused with cannabis delivery services (non-storefront retailers) that deliver cannabis products directly to consumers.

There are currently 25 licensed cannabis distributors in San Diego County, of which 20 are located in the City of San Diego, with the other five located in Oceanside and Santa Ysabel. In addition, there are six microbusiness in the County which all include distribution as one of their business activities.

Retail: Cannabis retail establishments can be licensed to operate as a storefront retailer, which is open to walk-in customers, or as a non-storefront retailer, which can only sell cannabis by delivery to the customer. There are 1,058 cannabis retailers statewide, of which 734 are storefront retailers and the remaining 324 are non-storefront delivery services. Storefront retailers are also allowed to conduct sales via delivery to the customer. It is estimated that Santee could support up to three cannabis retail establishments, based on a ratio of one per 20,000 residents.

There are currently 56 licensed cannabis retailers in San Diego County, including four retailing microbusinesses. These 56 retailers serve a population of 4.34 million people, which equals one retailer for roughly every 60,000 people. The vast majority of these retailers are located in the cities of San Diego, Vista and La Mesa, with just 11 retailers serving the communities of Ramona, Santa Ysabel, Chula Vista, El Cajon, Escondido, Lemon Grove and Oceanside.

Microbusinesses: A cannabis microbusiness is one that operates in at least three of the four business types referenced above (with the exception of testing laboratories, which must be independent). There are currently six microbusinesses in San Diego County, all of which include manufacturing and distribution, four of which conduct retail sales, and four of which include cultivation of up to 10,000 square feet.

Cannabis Lounges: As of May 2021, cannabis consumption lounges are allowed in seven U.S. states. The Department of Cannabis Control doesn't specifically regulate cannabis lounges, but a myriad of existing state regulations prohibit the consumption of alcohol or tobacco on site or the serving of food infused with cannabis, and require that patrons must be 21 years or older. National City recently became the first City in San Diego County to allow cannabis lounges, and they are only allowed in one small area. National City prohibits cannabis consumption from being visible from outside the lounge, requires that patrons must buy their cannabis on-site, requires a security guard must be working during the hours of operation, and requires that applicants provide an "anti-drugged driving plan".

CONCLUSION

Should the City Council choose to pursue allowing cannabis businesses to operate in Santee and provide direction regarding the specific types of businesses of interest then staff will return with a more detailed analysis of the land use, regulatory, CEQA, fiscal and best practices considerations for the specific business types.

MEETING DATE August 11, 2021

ITEM TITLE USE OF AMERICAN RESCUE PLAN ACT FUNDING

DIRECTOR/DEPARTMENT Marlene Best, City Manager
Tim McDermott, Director of Finance *tm*

SUMMARY

The American Rescue Plan Act (ARPA) was signed into law on March 11, 2021 and includes \$350 billion in Coronavirus State and Local Fiscal Recovery Funds for state, local, territorial and tribal governments to support their response to the COVID-19 emergency and its economic impacts. The City of Santee will receive a direct allocation totaling \$7,325,525.00 to be received in two equal tranches approximately one year apart. The initial tranche in the amount of \$3,662,762.50 was received on May 20, 2021 and the second tranche is expected to be received in May 2022.

At the July 14, 2021 City Council meeting staff provided an overview of the allowable uses of ARPA funds including some suggested ranges for funding allocations by major category. Based on feedback received from the City Council, the attached Staff Report includes a proposed expenditure plan for the ARPA funds which will be used as the basis for receiving additional City Council and public input. The City Council will then be asked to adopt the expenditure plan, as adjusted by the City Council, either in conjunction with this agenda item or at a subsequent City Council meeting. As was done with the federal CARES Act funding, staff also requests that the City Council authorize the City Manager to approve adjustments to funding allocations when necessary and in a manner consistent with the City Council's stated priorities.

FINANCIAL STATEMENT *tm*

The City will receive a total of \$7,325,525.00 in ARPA Coronavirus State and Local Fiscal Recovery Funds.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *KV for MB*

Receive report and provide additional direction to staff regarding the use of federal American Rescue Plan Act funds, and authorize the City Manager to adjust funding allocations based on necessity consistent with the City Council's stated priorities.

ATTACHMENTS

1. Staff Report
2. July 14, 2021 Agenda Statement w/ attachments



STAFF REPORT

AMERICAN RESCUE PLAN ACT FUNDING

CITY COUNCIL MEETING
August 11, 2021

DISCUSSION

On July 14, 2021 the City Council was presented with information regarding the American Rescue Plan Act (ARPA). Included in the presentation was a discussion of the eligible expenditure categories and suggested ranges for funding allocations by major category. Based on the City Council's comments, staff has assembled a tentative plan for the use of the ARPA funding as follows.

Public Health	\$ 35,000
Personal protective equipment	
Communications regarding public health matters	
Public safety personnel responding to COVID-19	
<hr/> Negative Economic Impacts	<hr/> 500,000
Support to affected industries, businesses and residents	
Support to affected non-profit organizations	
Rehiring of two Recreation Coordinators (this could also be funded through Lost Revenue Replacement)	
<hr/> Services to Disproportionately Impacted Communities	<hr/> 1,300,000
Support for regional efforts to address homelessness issues	
<hr/> Infrastructure	<hr/> 3,458,930
Stormwater projects (per the adopted CIP)	
Broadband projects (per the adopted CIP)	
<hr/> Lost Revenue Replacement	<hr/> 2,000,000
Provision of government services - specifics to be determined	
<hr/> Administrative Expenses	<hr/> 31,595
ARPA funded program management and ongoing reporting	
	<hr/> Total \$ 7,325,525 <hr/>

- **Support public health expenditures, \$35,000.** Eligible costs have been and continue to be incurred by the City, albeit at a reduced amount. These costs include personal protective equipment, communications regarding public health matters, and public safety personnel responding to COVID-19.

- **Address negative economic impacts caused by the public health emergency, \$500,000.** This category includes providing economic support to impacted industries, businesses and residents. Specific programs in this category could include a “Shop Local” campaign and other community economic enhancing activities directed towards impacted entities. Reimbursement for the cost of two Recreation Coordinator positions that are in the process of being rehired (annual cost of approximately \$76,000 for each position) could also be funded from this category.

The adopted Capital Improvement Program budget includes the tentative allocation of \$321,900 in ARPA funding for repairs and upgrades at the Santee Aquatics Center. During the City Council meeting on July 14th, concerns were expressed regarding this use of ARPA funds. Funding for this project at whatever amount as determined by the City Council, could be funded from this category or from the Lost Revenue Replacement category.

- **Aid the communities and populations hardest hit by the crisis, \$1,300,000.** This allocation would provide an opportunity to provide substantial support to regional efforts to address growing issues involving homelessness.
- **Invest in water, sewer and broadband infrastructure, \$3,458,930.** This allocation would be used to improve vital stormwater infrastructure and to expand access to broadband internet.

The adopted Capital Improvement Program reflects the use of \$2,178,930 of ARPA funds for the following stormwater projects: Corrugated Metal Pipe Storm Drain Replacement Program; Master Drainage Study Update; and Storm Drain Trash Diversion.

The adopted Capital Improvement Program reflects the use of \$1,280,000 of ARPA funds for the following broadband projects: Broadband Infrastructure Improvements for Disaster Recovery (providing a secure, wired, fiberoptic connection from Mission Gorge Road to the Public Works Operations Center); and Citywide Broadband Master Plan (completing a study to identify broadband needs in the City and how best to meet those needs, and includes funding to make initial broadband infrastructure improvements). Staff will continue to evaluate the eligibility of the proposed broadband projects, and any funds allocated for this purpose could be reallocated at any time to another eligible use if warranted.

- **Replace lost public sector revenue, \$2,000,000.** This allocation would provide \$1.4 million to replace the calculated eligible calendar year 2020 revenue loss, plus an additional amount conservatively estimated at \$600,000 for calendar year 2021, for a total of \$2.0 million. This allocation provides substantial flexibility in how it can be used for the provision of a wide variety of City services and capital projects/infrastructure improvements.
- **Administrative expenses, \$31,595.** ARPA funding may be used for costs incurred in administering the ARPA grant funds, including the planning, reporting and managing of programs and projects.

REQUESTED ACTION

Staff requests that the City Council provide additional direction regarding the use of ARPA funding. Once funding allocations are approved by the City Council, the expenditure plan can be amended by the City Council at any time based on changes in priorities or if warranted by additional guidance received from the U.S. Department of the Treasury (“Treasury”) in order to ensure the funds are expended in compliance with all federal guidelines and requirements. It is anticipated that Treasury will issue its Final Rule sometime in late August or September 2021. Staff also requests that the City Council authorize the City Manager to adjust funding allocations as needed, consistent with City Council’s stated priorities

MEETING DATE July 14, 2021

ITEM TITLE AMERICAN RESCUE PLAN ACT FUNDING

DIRECTOR/DEPARTMENT Marlene Best, City Manager
Tim McDermott, Director of Finance

SUMMARY

The American Rescue Plan Act (ARPA) was signed into law on March 11, 2021 and includes \$350 billion in Coronavirus State and Local Fiscal Recovery Funds for state, local, territorial and tribal governments to support their response to the COVID-19 emergency and its economic impacts. The City of Santee will receive a direct allocation totaling \$7,325,525.00 to be received in two equal tranches approximately one year apart. The initial tranche in the amount of \$3,662,762.50 was received on May 20, 2021.

On May 10, 2021 the U.S. Department of the Treasury ("Treasury") released the Interim Final Rule which outlines the requirements for use of these funds. Additional guidance continues to be released periodically by Treasury through Compliance and Reporting Guidance and updates to Frequently Asked Questions. The attached Staff Report provides a discussion regarding the allowable uses of these funds and options for the City Council's consideration.

FINANCIAL STATEMENT

The City will receive a total of \$7,325,525.00 in ARPA Coronavirus State and Local Fiscal Recovery Funds.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Receive report and provide direction to staff regarding the use of American Rescue Plan Act funds.

ATTACHMENTS

1. Staff Report
2. Compliance Reporting Guidance Appendix 1: Expenditure Categories
3. Fact Sheet



STAFF REPORT

AMERICAN RESCUE PLAN ACT FUNDING

CITY COUNCIL MEETING

July 14, 2021

DISCUSSION

The American Rescue Plan Act (ARPA) was signed into law on March 11, 2021 and includes \$350 billion in Coronavirus State and Local Fiscal Recovery Funds for state, local, territorial and tribal governments to support their response to the COVID-19 emergency and its economic impacts. The City of Santee will receive a direct allocation totaling \$7,325,525.00 to be received in two equal tranches approximately one year apart. The initial tranche in the amount of \$3,662,762.50 was received on May 20, 2021.

On May 10, 2021 the U.S. Department of the Treasury (“Treasury”) released the Interim Final Rule which outlines the requirements for use of these funds. Additional guidance continues to be released periodically by Treasury through Compliance and Reporting Guidance and updates to Frequently Asked Questions. Treasury will continue to accept questions and comments regarding the Interim Final Rule through July 16, 2021.

In general, funds must be used for the following purposes.

- **Support public health expenditures**, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff.
- **Address negative economic impacts caused by the public health emergency**, including economic harm to workers, households, small businesses, impacted industries, and the public sector.
- **Aid the communities and populations hardest hit by the crisis**, supporting an equitable recovery by addressing not only the immediate harms of the pandemic, but its exacerbation of longstanding public health, economic and educational disparities.
- **Provide premium pay for essential workers**, offering additional support to those who have borne and will bear the greatest health risks because of their service during the pandemic.
- **Invest in water, sewer and broadband infrastructure**, improving access to clean drinking water, supporting vital wastewater and stormwater infrastructure, and expanding access to broadband internet.
- **Replace lost public sector revenue**, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic.

Certain ineligible uses are specifically identified in the ARPA legislation and Treasury’s Interim Final Rule, which include the following: making a deposit to a pension fund; offsetting a revenue reduction from a tax cut; making debt service payments; paying legal settlements or judgements; making deposits to reserve funds; and using grant funds as federal matching funds.

Funds may be used to cover eligible costs incurred beginning March 3, 2021, though funds may be used in a retrospective way when providing premium pay or assistance to households or businesses impacted by the pandemic. Funds must be obligated no later than December 31, 2024 and expended no later than December 31, 2026.

Options for Use of Funding

In order to facilitate the review and discussion of the various options available to the City for the use of this funding, Attachment 2 has been provided which is the “Appendix 1: Expenditure Categories” from the Compliance and Reporting Guidance as issued by Treasury. Any uses of ARPA funds will need to be reported to Treasury utilizing these specific categories, thus they provide a useful roadmap for this review and discussion. The yellow-highlighted specific Expenditure Categories represent areas which staff has identified as the desired categories on which to focus. Following is a discussion by each major category, which includes suggested funding allocation amounts for City Council consideration.

1. **Public Health:** Eligible costs have been and continue to be incurred by the City, albeit at a reduced amount, for personal protective equipment (Expenditure Category or EC 1.5), for communications regarding public health matters (EC 1.8), and for public safety personnel responding to COVID-19 (EC 1.9).

Funding in the range of \$50,000 to \$100,000 could be allocated to this category.

2. **Negative Economic Impacts:** Local businesses and residents have been and many continue to be adversely impacted by the public health emergency. Through the CARES Act funding received from the State, County and directly through Community Development Block Grant allocations, the City has been able to provide nearly \$590,000 in support to local small businesses and \$133,000 in rental and utility cost support payments to residents. ARPA funding allocations to programs through ECs 2.2, 2.9, 2.10, 2.11 and 2.12 will allow the City to continue to provide much needed relief to affected households, small businesses, targeted industries such as restaurants and other hospitality businesses. The adopted Capital Improvement Program includes \$321,900 in funding support to the Cameron Family YMCA for the Santee Aquatics Center Upgrades project which would be funded through this category. In addition, EC 2.14 provides for the use of ARPA funds to rehire public sector staff to bring staffing levels back to pre-pandemic levels. The cost of two reinstated Recreation Coordinator positions and associated part-time staff could be recovered through the use of ARPA funds.

Funding in the range of \$250,000 to \$1,000,000 or more could be allocated to this category.

3. **Services to Disproportionately Impacted Communities:** Addressing homelessness is specifically identified in ECs 3.11 and 3.12, and in the Interim Final Rule which identifies “services to address homelessness such as supportive housing, and to improve access to stable, affordable housing among unhoused individuals”. ARPA funds could be used to strengthen the City participation in regional efforts to address the growing homelessness issues.

Funding of up to \$2.0 million could be allocated to this category.

4. **Premium Pay:** Staff does not recommend the allocation of any ARPA funds to this category.
5. **Infrastructure:** In regard to infrastructure, the ARPA limits the use of these funds to qualifying water, sewer and broadband projects. For water and sewer projects, the Interim Final Rule defines projects eligible under this category as those that would qualify to receive financial assistance through the EPA’s Clean Water State Revolving Fund or the Drinking Water State Revolving Fund. Such projects would include nonpoint source pollution management, stormwater systems and watershed pilot projects, among others, and are covered by ECs 5.6 and 5.9. The adopted Capital Improvement Program reflects the use

of \$2,178,930 of ARPA funds for the following projects: Corrugated Metal Pipe Storm Drain Replacement Program; Master Drainage Study Update; and Storm Drain Trash Diversion.

For broadband projects, the guidance from Treasury continues to develop regarding allowable projects. The Interim Final Rule requires eligible projects to reliably deliver minimum speeds of 100 Mbps download and 100 Mbps upload, with limited exceptions. Projects must also be designed to serve unserved or underserved households and businesses, defined as those that are not currently served by a wireline connection that reliably delivers at least 25 Mbps download speed and 3 Mbps of upload speed. Broadband projects are covered by ECs 5.16 and 5.17. The adopted Capital Improvement Program reflects the use of \$1,280,000 of ARPA funds for the following projects: Broadband Infrastructure Improvements for Disaster Recovery (providing a secure, wired, fiberoptic connection from Mission Gorge Road to the Public Works Operations Center); and Citywide Broadband Master Plan (completing a study to identify broadband needs in the City and how best to meet those needs, and includes funding to make initial broadband infrastructure improvements). Staff will continue to evaluate the eligibility of the proposed broadband projects, and any funds allocated for this purpose could be reallocated at any time to another eligible use if desired or warranted.

Funding in the amount of \$3,458,930 has been allocated to stormwater and broadband projects through the adopted Capital Improvement Program. These allocations may be revised at any time by the City Council.

6. Revenue Replacement: ARPA funding may be used to provide government services to the extent of a reduction in revenue experienced due to the pandemic. The Interim Final Rule provides a formula for calculating this revenue loss which is performed in the aggregate for most revenue types received by the City, using a three year pre-pandemic lookback to arrive at an average annual rate of growth and applying this prospectively. Based on Santee's calculated 4.4% average annual rate of revenue growth, a \$1.4 million revenue reduction occurred in calendar year 2020. ARPA funds could be utilized to provide government services to the extent of this calculated revenue reduction. An additional calculated revenue reduction in overall revenue below the 4.4% average annual rate of revenue growth is reasonably expected in calendar year 2021 for which ARPA funds could also be used. Any ARPA funds to be used for the provision of government services in accordance with EC 6.1 would provide opportunities for increasing budgetary allocations for a variety of programs, services and capital projects.

Funding of up to \$1.4 million for calendar year revenue replacement, plus an additional amount conservatively estimated at \$600,000 for a total of \$2.0 million, could be allocated to this category as revenue replacement to be used for the provision of government services.

7. Administrative Expenses: ARPA funding may be used for costs incurred in administering the ARPA grant funds, including the planning, reporting and managing of programs and projects utilizing ARPA funds under EC 7.1.

Funding in the range of \$50,000 to \$100,000 could conservatively be allocated to administrative expenses.

Other ARPA Funded Programs

In addition to the \$350 billion in Coronavirus State and Local Fiscal Recovery Funds provided by the ARPA, funding was provided by the ARPA for several other assistance programs such as the Coronavirus Capital Projects Fund (\$10 billion), Homeowner Assistance Fund (\$9.961 billion) and Emergency Rental Assistance Program (\$21.55 billion). While this funding is only directly available to states, territories, tribal governments and in some cases local governments with populations over 200,000, staff will continue to monitor options to access these funds through either the State or County.

Requested Action and Next Steps

Staff is requesting that the City Council provide input and direction regarding priorities for the use of ARPA funding. Staff will then bring back a specific expenditure plan at the August 11, 2021 City Council meeting reflecting the direction received. Once approved by the City Council, the expenditure plan can be amended by the City Council at any time based on changes in priorities or if warranted by additional guidance received from Treasury in order to ensure the funds are expended in compliance with all federal guidelines and requirements.



Appendix 1: Expenditure Categories

The Expenditure Categories (EC) listed below must be used to categorize each project as noted in Part 2 above. The term “Expenditure Category” refers to the detailed level (e.g., 1.1 COVID-10 Vaccination). When referred to as a category (e.g., EC 1) it includes all Expenditure Categories within that level.

1: Public Health	
1.1	COVID-19 Vaccination ^
1.2	COVID-19 Testing ^
1.3	COVID-19 Contact Tracing
1.4	Prevention in Congregate Settings (Nursing Homes, Prisons/Jails, Dense Work Sites, Schools, etc.)*
1.5	Personal Protective Equipment
1.6	Medical Expenses (including Alternative Care Facilities)
1.7	Capital Investments or Physical Plant Changes to Public Facilities that respond to the COVID-19 public health emergency
1.8	Other COVID-19 Public Health Expenses (including Communications, Enforcement, Isolation/Quarantine)
1.9	Payroll Costs for Public Health, Safety, and Other Public Sector Staff Responding to COVID-19
1.10	Mental Health Services*
1.11	Substance Use Services*
1.12	Other Public Health Services
2: Negative Economic Impacts	
2.1	Household Assistance: Food Programs* ^
2.2	Household Assistance: Rent, Mortgage, and Utility Aid* ^
2.3	Household Assistance: Cash Transfers* ^
2.4	Household Assistance: Internet Access Programs* ^
2.5	Household Assistance: Eviction Prevention* ^
2.6	Unemployment Benefits or Cash Assistance to Unemployed Workers*
2.7	Job Training Assistance (e.g., Sectoral job-training, Subsidized Employment, Employment Supports or Incentives)* ^
2.8	Contributions to UI Trust Funds
2.9	Small Business Economic Assistance (General)* ^
2.10	Aid to Nonprofit Organizations*
2.11	Aid to Tourism, Travel, or Hospitality
2.12	Aid to Other Impacted Industries
2.13	Other Economic Support* ^
2.14	Rehiring Public Sector Staff
3: Services to Disproportionately Impacted Communities	
3.1	Education Assistance: Early Learning* ^
3.2	Education Assistance: Aid to High-Poverty Districts ^
3.3	Education Assistance: Academic Services* ^
3.4	Education Assistance: Social, Emotional, and Mental Health Services* ^
3.5	Education Assistance: Other* ^
3.6	Healthy Childhood Environments: Child Care* ^
3.7	Healthy Childhood Environments: Home Visiting* ^
3.8	Healthy Childhood Environments: Services to Foster Youth or Families Involved in Child Welfare System* ^



3.9	Healthy Childhood Environments: Other* ^
3.10	Housing Support: Affordable Housing* ^
3.11	Housing Support: Services for Unhoused Persons* ^
3.12	Housing Support: Other Housing Assistance* ^
3.13	Social Determinants of Health: Other* ^
3.14	Social Determinants of Health: Community Health Workers or Benefits Navigators* ^
3.15	Social Determinants of Health: Lead Remediation ^
3.16	Social Determinants of Health: Community Violence Interventions* ^
4: Premium Pay	
4.1	Public Sector Employees
4.2	Private Sector: Grants to Other Employers
5: Infrastructure²⁷	
5.1	Clean Water: Centralized Wastewater Treatment
5.2	Clean Water: Centralized Wastewater Collection and Conveyance
5.3	Clean Water: Decentralized Wastewater
5.4	Clean Water: Combined Sewer Overflows
5.5	Clean Water: Other Sewer Infrastructure
5.6	Clean Water: Stormwater
5.7	Clean Water: Energy Conservation
5.8	Clean Water: Water Conservation
5.9	Clean Water: Nonpoint Source
5.10	Drinking water: Treatment
5.11	Drinking water: Transmission & Distribution
5.12	Drinking water: Transmission & Distribution: Lead Remediation
5.13	Drinking water: Source
5.14	Drinking water: Storage
5.15	Drinking water: Other water infrastructure
5.16	Broadband: "Last Mile" projects
5.17	Broadband: Other projects
6: Revenue Replacement	
6.1	Provision of Government Services
7: Administrative	
7.1	Administrative Expenses
7.2	Evaluation and Data Analysis
7.3	Transfers to Other Units of Government
7.4	Transfers to Non-entitlement Units (States and territories only)

*Denotes areas where recipients must identify the amount of the total funds that are allocated to evidence-based interventions (see Use of Evidence section above for details)

^Denotes areas where recipients must report on whether projects are primarily serving disadvantaged communities (see Project Demographic Distribution section above for details)

²⁷ Definitions for water and sewer Expenditure Categories can be found in the EPA's handbooks. For "clean water" expenditure category definitions, please see: <https://www.epa.gov/sites/production/files/2018-03/documents/cwdefinitions.pdf>. For "drinking water" expenditure category definitions, please see: <https://www.epa.gov/dwsrf/drinking-water-state-revolving-fund-national-information-management-system-reports>.

FACT SHEET: The Coronavirus State and Local Fiscal Recovery Funds Will Deliver \$350 Billion for State, Local, Territorial, and Tribal Governments to Respond to the COVID-19 Emergency and Bring Back Jobs

May 10, 2021

Aid to state, local, territorial, and Tribal governments will help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery

Today, the U.S. Department of the Treasury announced the launch of the Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021, to provide \$350 billion in emergency funding for eligible state, local, territorial, and Tribal governments. Treasury also released details on how these funds can be used to respond to acute pandemic response needs, fill revenue shortfalls among these governments, and support the communities and populations hardest-hit by the COVID-19 crisis. With the launch of the Coronavirus State and Local Fiscal Recovery Funds, eligible jurisdictions will be able to access this funding in the coming days to address these needs.

State, local, territorial, and Tribal governments have been on the frontlines of responding to the immense public health and economic needs created by this crisis – from standing up vaccination sites to supporting small businesses – even as these governments confronted revenue shortfalls during the downturn. As a result, these governments have endured unprecedented strains, forcing many to make untenable choices between laying off educators, firefighters, and other frontline workers or failing to provide other services that communities rely on. Faced with these challenges, state and local governments have cut over 1 million jobs since the beginning of the crisis. The experience of prior economic downturns has shown that budget pressures like these often result in prolonged fiscal austerity that can slow an economic recovery.

To support the immediate pandemic response, bring back jobs, and lay the groundwork for a strong and equitable recovery, the American Rescue Plan Act of 2021 established the Coronavirus State and Local Fiscal Recovery Funds, designed to deliver \$350 billion to state, local, territorial, and Tribal governments to bolster their response to the COVID-19 emergency and its economic impacts. Today, Treasury is launching this much-needed relief to:

- Support urgent COVID-19 response efforts to continue to decrease spread of the virus and bring the pandemic under control;
- Replace lost public sector revenue to strengthen support for vital public services and help retain jobs;
- Support immediate economic stabilization for households and businesses; and,
- Address systemic public health and economic challenges that have contributed to the unequal impact of the pandemic on certain populations.

The Coronavirus State and Local Fiscal Recovery Funds provide substantial flexibility for each jurisdiction to meet local needs—including support for households, small businesses, impacted industries, essential workers, and the communities hardest-hit by the crisis. These funds also deliver resources that recipients can invest in building, maintaining, or upgrading their water, sewer, and broadband infrastructure.

Starting today, eligible state, territorial, metropolitan city, county, and Tribal governments may request Coronavirus State and Local Fiscal Recovery Funds through the Treasury Submission Portal. Concurrent with this program launch, Treasury has published an Interim Final Rule that implements the provisions of this program.

FUNDING AMOUNTS

The American Rescue Plan provides a total of \$350 billion in Coronavirus State and Local Fiscal Recovery Funds to help eligible state, local, territorial, and Tribal governments meet their present needs and build the foundation for a strong recovery. Congress has allocated this funding to tens of thousands of jurisdictions. These allocations include:

Type	Amount (\$ billions)
States & District of Columbia	\$195.3
Counties	\$65.1
Metropolitan Cites	\$45.6
Tribal Governments	\$20.0
Territories	\$4.5
Non-Entitlement Units of Local Government	\$19.5

Treasury expects to distribute these funds directly to each state, territorial, metropolitan city, county, and Tribal government. Local governments that are classified as non-entitlement units will receive this funding through their applicable state government. Treasury expects to provide further guidance on distributions to non-entitlement units next week.

Local governments should expect to receive funds in two tranches, with 50% provided beginning in May 2021 and the balance delivered 12 months later. States that have experienced a net increase in the unemployment rate of more than 2 percentage points from February 2020 to the latest available data as of the date of certification will receive their full allocation of funds in a single payment; other states will receive funds in two equal tranches. Governments of U.S. territories will receive a single payment. Tribal governments will receive two payments, with the first payment available in May and the second payment, based on employment data, to be delivered in June 2021.

USES OF FUNDING

Coronavirus State and Local Fiscal Recovery Funds provide eligible state, local, territorial, and Tribal governments with a substantial infusion of resources to meet pandemic response needs and rebuild a stronger, more equitable economy as the country recovers. Within the categories of eligible uses, recipients have broad flexibility to decide how best to use this funding to meet the needs of their communities. Recipients may use Coronavirus State and Local Fiscal Recovery Funds to:

- **Support public health expenditures**, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff;
- **Address negative economic impacts caused by the public health emergency**, including economic harms to workers, households, small businesses, impacted industries, and the public sector;
- **Replace lost public sector revenue**, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic;
- **Provide premium pay for essential workers**, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors; and,
- **Invest in water, sewer, and broadband infrastructure**, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Within these overall categories, Treasury’s Interim Final Rule provides guidelines and principles for determining the types of programs and services that this funding can support, together with examples of allowable uses that recipients may consider. As described below, Treasury has also designed these provisions to take into consideration the disproportionate impacts of the COVID-19 public health emergency on those hardest-hit by the pandemic.

1. Supporting the public health response

Mitigating the impact of COVID-19 continues to require an unprecedented public health response from state, local, territorial, and Tribal governments. Coronavirus State and Local Fiscal Recovery Funds provide resources to meet these needs through the provision of care for those impacted by the virus and through services that address disparities in public health that have been exacerbated by the pandemic. Recipients may use this funding to address a broad range of public health needs across COVID-19 mitigation, medical expenses, behavioral healthcare, and public health resources. Among other services, these funds can help support:

- **Services and programs to contain and mitigate the spread of COVID-19, including:**
 - ✓ Vaccination programs
 - ✓ Medical expenses
 - ✓ Testing
 - ✓ Contact tracing
 - ✓ Isolation or quarantine
 - ✓ PPE purchases
 - ✓ Support for vulnerable populations to access medical or public health services
 - ✓ Public health surveillance (e.g., monitoring for variants)
 - ✓ Enforcement of public health orders
 - ✓ Public communication efforts
 - ✓ Enhancement of healthcare capacity, including alternative care facilities
 - ✓ Support for prevention, mitigation, or other services in congregate living facilities and schools
 - ✓ Enhancement of public health data systems
 - ✓ Capital investments in public facilities to meet pandemic operational needs
 - ✓ Ventilation improvements in key settings like healthcare facilities

- **Services to address behavioral healthcare needs exacerbated by the pandemic, including:**
 - ✓ Mental health treatment
 - ✓ Substance misuse treatment
 - ✓ Other behavioral health services
 - ✓ Hotlines or warmlines
 - ✓ Crisis intervention
 - ✓ Services or outreach to promote access to health and social services
- **Payroll and covered benefits expenses** for public health, healthcare, human services, public safety and similar employees, to the extent that they work on the COVID-19 response. For public health and safety workers, recipients can use these funds to cover the full payroll and covered benefits costs for employees or operating units or divisions primarily dedicated to the COVID-19 response.

2. Addressing the negative economic impacts caused by the public health emergency

The COVID-19 public health emergency resulted in significant economic hardship for many Americans. As businesses closed, consumers stayed home, schools shifted to remote education, and travel declined precipitously, over 20 million jobs were lost between February and April 2020. Although many have since returned to work, as of April 2021, the economy remains more than 8 million jobs below its pre-pandemic peak, and more than 3 million workers have dropped out of the labor market altogether since February 2020.

To help alleviate the economic hardships caused by the pandemic, Coronavirus State and Local Fiscal Recovery Funds enable eligible state, local, territorial, and Tribal governments to provide a wide range of assistance to individuals and households, small businesses, and impacted industries, in addition to enabling governments to rehire public sector staff and rebuild capacity. Among these uses include:

- **Delivering assistance to workers and families**, including aid to unemployed workers and job training, as well as aid to households facing food, housing, or other financial insecurity. In addition, these funds can support survivor’s benefits for family members of COVID-19 victims.
- **Supporting small businesses**, helping them to address financial challenges caused by the pandemic and to make investments in COVID-19 prevention and mitigation tactics, as well as to provide technical assistance. To achieve these goals, recipients may employ this funding to execute a broad array of loan, grant, in-kind assistance, and counseling programs to enable small businesses to rebound from the downturn.
- **Speeding the recovery of the tourism, travel, and hospitality sectors**, supporting industries that were particularly hard-hit by the COVID-19 emergency and are just now beginning to mend. Similarly impacted sectors within a local area are also eligible for support.
- **Rebuilding public sector capacity**, by rehiring public sector staff and replenishing unemployment insurance (UI) trust funds, in each case up to pre-pandemic levels. Recipients may also use this funding to build their internal capacity to successfully implement economic relief programs, with investments in data analysis, targeted outreach, technology infrastructure, and impact evaluations.

3. **Serving the hardest-hit communities and families**

While the pandemic has affected communities across the country, it has disproportionately impacted low-income families and communities of color and has exacerbated systemic health and economic inequities. Low-income and socially vulnerable communities have experienced the most severe health impacts. For example, counties with high poverty rates also have the highest rates of infections and deaths, with 223 deaths per 100,000 compared to the U.S. average of 175 deaths per 100,000.

Coronavirus State and Local Fiscal Recovery Funds allow for a broad range of uses to address the disproportionate public health and economic impacts of the crisis on the hardest-hit communities, populations, and households. Eligible services include:

- **Addressing health disparities and the social determinants of health**, through funding for community health workers, public benefits navigators, remediation of lead hazards, and community violence intervention programs;
- **Investments in housing and neighborhoods**, such as services to address individuals experiencing homelessness, affordable housing development, housing vouchers, and residential counseling and housing navigation assistance to facilitate moves to neighborhoods with high economic opportunity;
- **Addressing educational disparities** through new or expanded early learning services, providing additional resources to high-poverty school districts, and offering educational services like tutoring or afterschool programs as well as services to address social, emotional, and mental health needs; and,
- **Promoting healthy childhood environments**, including new or expanded high quality childcare, home visiting programs for families with young children, and enhanced services for child welfare-involved families and foster youth.

Governments may use Coronavirus State and Local Fiscal Recovery Funds to support these additional services if they are provided:

- within a Qualified Census Tract (a low-income area as designated by the Department of Housing and Urban Development);
- to families living in Qualified Census Tracts;
- by a Tribal government; or,
- to other populations, households, or geographic areas disproportionately impacted by the pandemic.

4. **Replacing lost public sector revenue**

State, local, territorial, and Tribal governments that are facing budget shortfalls may use Coronavirus State and Local Fiscal Recovery Funds to avoid cuts to government services. With these additional resources, recipients can continue to provide valuable public services and ensure that fiscal austerity measures do not hamper the broader economic recovery.

Many state, local, territorial, and Tribal governments have experienced significant budget shortfalls, which can yield a devastating impact on their respective communities. Faced with budget shortfalls and pandemic-related uncertainty, state and local governments cut staff in all 50 states. These budget shortfalls and staff cuts are particularly problematic at present, as these entities are on the front lines of battling the COVID-19 pandemic and helping citizens weather the economic downturn.

Recipients may use these funds to replace lost revenue. Treasury's Interim Final Rule establishes a methodology that each recipient can use to calculate its reduction in revenue. Specifically, recipients will compute the extent of their reduction in revenue by comparing their actual revenue to an alternative representing what could have been expected to occur in the absence of the pandemic. Analysis of this expected trend begins with the last full fiscal year prior to the public health emergency and projects forward at either (a) the recipient's average annual revenue growth over the three full fiscal years prior to the public health emergency or (b) 4.1%, the national average state and local revenue growth rate from 2015-18 (the latest available data).

For administrative convenience, Treasury's Interim Final Rule allows recipients to presume that any diminution in actual revenue relative to the expected trend is due to the COVID-19 public health emergency. Upon receiving Coronavirus State and Local Fiscal Recovery Funds, recipients may immediately calculate the reduction in revenue that occurred in 2020 and deploy funds to address any shortfall. Recipients will have the opportunity to re-calculate revenue loss at several points through the program, supporting those entities that experience a lagged impact of the crisis on revenues.

Importantly, once a shortfall in revenue is identified, recipients will have broad latitude to use this funding to support government services, up to this amount of lost revenue.

5. Providing premium pay for essential workers

Coronavirus State and Local Fiscal Recovery Funds provide resources for eligible state, local, territorial, and Tribal governments to recognize the heroic contributions of essential workers. Since the start of the public health emergency, essential workers have put their physical well-being at risk to meet the daily needs of their communities and to provide care for others.

Many of these essential workers have not received compensation for the heightened risks they have faced and continue to face. Recipients may use this funding to provide premium pay directly, or through grants to private employers, to a broad range of essential workers who must be physically present at their jobs including, among others:

- ✓ Staff at nursing homes, hospitals, and home-care settings
- ✓ Workers at farms, food production facilities, grocery stores, and restaurants
- ✓ Janitors and sanitation workers
- ✓ Public health and safety staff
- ✓ Truck drivers, transit staff, and warehouse workers
- ✓ Childcare workers, educators, and school staff
- ✓ Social service and human services staff

Treasury's Interim Final Rule emphasizes the need for recipients to prioritize premium pay for lower income workers. Premium pay that would increase a worker's total pay above 150% of the greater of the state or county average annual wage requires specific justification for how it responds to the needs of these workers.

In addition, employers are both permitted and encouraged to use Coronavirus State and Local Fiscal Recovery Funds to offer retrospective premium pay, recognizing that many essential workers have not yet received additional compensation for work performed. Staff working for third-party contractors in eligible sectors are also eligible for premium pay.

6. Investing in water and sewer infrastructure

Recipients may use Coronavirus State and Local Fiscal Recovery Funds to invest in necessary improvements to their water and sewer infrastructures, including projects that address the impacts of climate change.

Recipients may use this funding to invest in an array of drinking water infrastructure projects, such as building or upgrading facilities and transmission, distribution, and storage systems, including the replacement of lead service lines.

Recipients may also use this funding to invest in wastewater infrastructure projects, including constructing publicly-owned treatment infrastructure, managing and treating stormwater or subsurface drainage water, facilitating water reuse, and securing publicly-owned treatment works.

To help jurisdictions expedite their execution of these essential investments, Treasury's Interim Final Rule aligns types of eligible projects with the wide range of projects that can be supported by the Environmental Protection Agency's Clean Water State Revolving Fund and Drinking Water State Revolving Fund. Recipients retain substantial flexibility to identify those water and sewer infrastructure investments that are of the highest priority for their own communities.

Treasury's Interim Final Rule also encourages recipients to ensure that water, sewer, and broadband projects use strong labor standards, including project labor agreements and community benefits agreements that offer wages at or above the prevailing rate and include local hire provisions.

7. Investing in broadband infrastructure

The pandemic has underscored the importance of access to universal, high-speed, reliable, and affordable broadband coverage. Over the past year, millions of Americans relied on the internet to participate in remote school, healthcare, and work.

Yet, by at least one measure, 30 million Americans live in areas where there is no broadband service or where existing services do not deliver minimally acceptable speeds. For millions of other Americans, the high cost of broadband access may place it out of reach. The American Rescue Plan aims to help remedy these shortfalls, providing recipients with flexibility to use Coronavirus State and Local Fiscal Recovery Funds to invest in broadband infrastructure.

Recognizing the acute need in certain communities, Treasury's Interim Final Rule provides that investments in broadband be made in areas that are currently unserved or underserved—in other words, lacking a wireline connection that reliably delivers minimum speeds of 25 Mbps download and 3 Mbps upload. Recipients are also encouraged to prioritize projects that achieve last-mile connections to households and businesses.

Using these funds, recipients generally should build broadband infrastructure with modern technologies in mind, specifically those projects that deliver services offering reliable 100 Mbps download and 100

Mbps upload speeds, unless impracticable due to topography, geography, or financial cost. In addition, recipients are encouraged to pursue fiber optic investments.

In view of the wide disparities in broadband access, assistance to households to support internet access or digital literacy is an eligible use to respond to the public health and negative economic impacts of the pandemic, as detailed above.

8. Ineligible Uses

Coronavirus State and Local Fiscal Recovery Funds provide substantial resources to help eligible state, local, territorial, and Tribal governments manage the public health and economic consequences of COVID-19. Recipients have considerable flexibility to use these funds to address the diverse needs of their communities.

To ensure that these funds are used for their intended purposes, the American Rescue Plan Act also specifies two ineligible uses of funds:

- **States and territories may not use this funding to directly or indirectly offset a reduction in net tax revenue due to a change in law from March 3, 2021 through the last day of the fiscal year in which the funds provided have been spent.** The American Rescue Plan ensures that funds needed to provide vital services and support public employees, small businesses, and families struggling to make it through the pandemic are not used to fund reductions in net tax revenue. Treasury's Interim Final Rule implements this requirement. If a state or territory cuts taxes, they must demonstrate how they paid for the tax cuts from sources other than Coronavirus State Fiscal Recovery Funds—by enacting policies to raise other sources of revenue, by cutting spending, or through higher revenue due to economic growth. If the funds provided have been used to offset tax cuts, the amount used for this purpose must be paid back to the Treasury.
- **No recipient may use this funding to make a deposit to a pension fund.** Treasury's Interim Final Rule defines a "deposit" as an extraordinary contribution to a pension fund for the purpose of reducing an accrued, unfunded liability. While pension deposits are prohibited, recipients may use funds for routine payroll contributions for employees whose wages and salaries are an eligible use of funds.

Treasury's Interim Final Rule identifies several other ineligible uses, including funding debt service, legal settlements or judgments, and deposits to rainy day funds or financial reserves. Further, general infrastructure spending is not covered as an eligible use outside of water, sewer, and broadband investments or above the amount allocated under the revenue loss provision. While the program offers broad flexibility to recipients to address local conditions, these restrictions will help ensure that funds are used to augment existing activities and address pressing needs.

MEETING DATE August 11, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AWARDING THE CONSTRUCTION CONTRACT FOR THE SANDSTONE DRIVE AND WOODPECKER WAY CMP REPLACEMENT PROJECT (CIP 2021-21) TO BERT W. SALAS, INC. AND DETERMINING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301(b) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DIRECTOR/DEPARTMENT Melanie Kush, Development Services



SUMMARY

This item requests City Council award the construction contract for the Sandstone Drive and Woodpecker Way CMP Replacement project (CIP 2021-21) to Bert W. Salas, Inc. in the amount of \$284,790.00. This project will remove existing failed and deficient corrugated metal pipe storm drains and replace with reinforced concrete pipe storm drains in existing City owned easements located between 8609 and 8610 Sandstone Drive and 8113 and 8114 Woodpecker Way (see attached location map).

On June 30, 2021, eight bids were received and opened, with a low bid of \$284,790.00 submitted by Bert W. Salas, Inc. Upon review by staff, the bid submitted by Bert W. Salas, Inc, in the amount of \$284,790.00 has been deemed a responsive and responsible bid. The bid is 12% less than the Engineer's Estimate of \$325,000.00. Staff also requests authorization for the Director of Development Services to approve change orders in a total amount not to exceed \$28,479.00 (10%) for unforeseen items and additional work.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Categorical Exemption is provided pursuant to Section 15301(b) for repair of existing facilities.

FINANCIAL STATEMENT

This project is included in the adopted Capital Improvement Program budget as part of the CMP Storm Drain Replacement Program and is funded with \$200,000 from the General Fund and \$167,667.20 in American Rescue Plan Act funding.

Design and Bidding	\$ 26,798.20
Construction Contract	284,790.00
Construction Change Orders	28,479.00
Construction Engineering/ Management	25,600.00
Project Closeout	2,000.00
Total Project Budget	<u>\$ 367,667.20</u>

CITY ATTORNEY REVIEW N/A • Completed



RECOMMENDATION

KV for MB

Adopt the Resolution:

1. Awarding the construction contract for the Sandstone Drive and Woodpecker Way CMP Replacement project (CIP 2021-21) to Bert W. Salas, Inc. for a total amount of \$284,790.00; and
2. Authorizing the Director of Development Services to approve change orders in a total amount not to exceed \$28,479.00; and
3. Approving a Categorical Exemption pursuant to Section 15301(b) of the California Environmental Quality Act.

ATTACHMENT

Resolution
Bid Summary Chart
Location Map

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AWARDING THE CONSTRUCTION CONTRACT FOR THE SANDSTONE DRIVE
AND WOODPECKER WAY CMP REPLACEMENT PROJECT (CIP 2021-21) TO
BERT W. SALAS, INC. AND DETERMINING A CATEGORICAL EXEMPTION
PURSUANT TO SECTION 15301(b) OF THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT**

WHEREAS, the City Clerk, on June 30, 2021, publicly opened and examined eight sealed bids for the Sandstone Drive and Woodpecker Way CMP Replacement project (CIP 2021-21) ("Project"); and

WHEREAS, the lowest received bid was submitted by Bert W. Salas, Inc., in the amount of \$284,790.00; and

WHEREAS, in accordance with Santee Municipal Code Section 3.24.100(E), staff has determined that the bid submitted by Bert W. Salas, Inc. conforms in all material respects to the requirements set forth in the invitation for bids; and

WHEREAS, Bert W. Salas, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$284,790.00; and

WHEREAS, staff recommends awarding the construction contract to Bert W. Salas, Inc. in the amount of \$284,790.00; and

WHEREAS, the project is categorically exempt from environmental review under section 15301(b) of the Guidelines to the California Environmental Quality Act; and

WHEREAS, staff requests authorization for the Director of Development Services to approve change orders in a total amount not to exceed \$28,479.00 for unforeseen items and additional work.

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

SECTION 1: The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

SECTION 2: The project is categorically exempt from environmental review under section 15301(b) if the Guidelines to the California Environmental Quality Act as repair of existing facilities.

SECTION 3: The construction contract for the Sandstone Drive and Woodpecker Way CMP Replacement project (CIP 2021-21) is awarded to Bert W. Salas, Inc. as the lowest responsive and responsible bidder in the amount of \$284,790.00, and the City Manager is authorized to execute the contract on behalf of the City.

SECTION 4: The Director of Development Services is authorized to approve change orders in a total amount not to exceed \$28,479.00 for unforeseen items and additional work.

RESOLUTION NO. _____

SECTION 5: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Santee City Hall, 10601 Magnolia Avenue, Santee, CA 92071. The City Clerk is the custodian of record of proceedings.

SECTION 6: This Resolution shall take effect immediately upon its passage.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11th day of August, 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

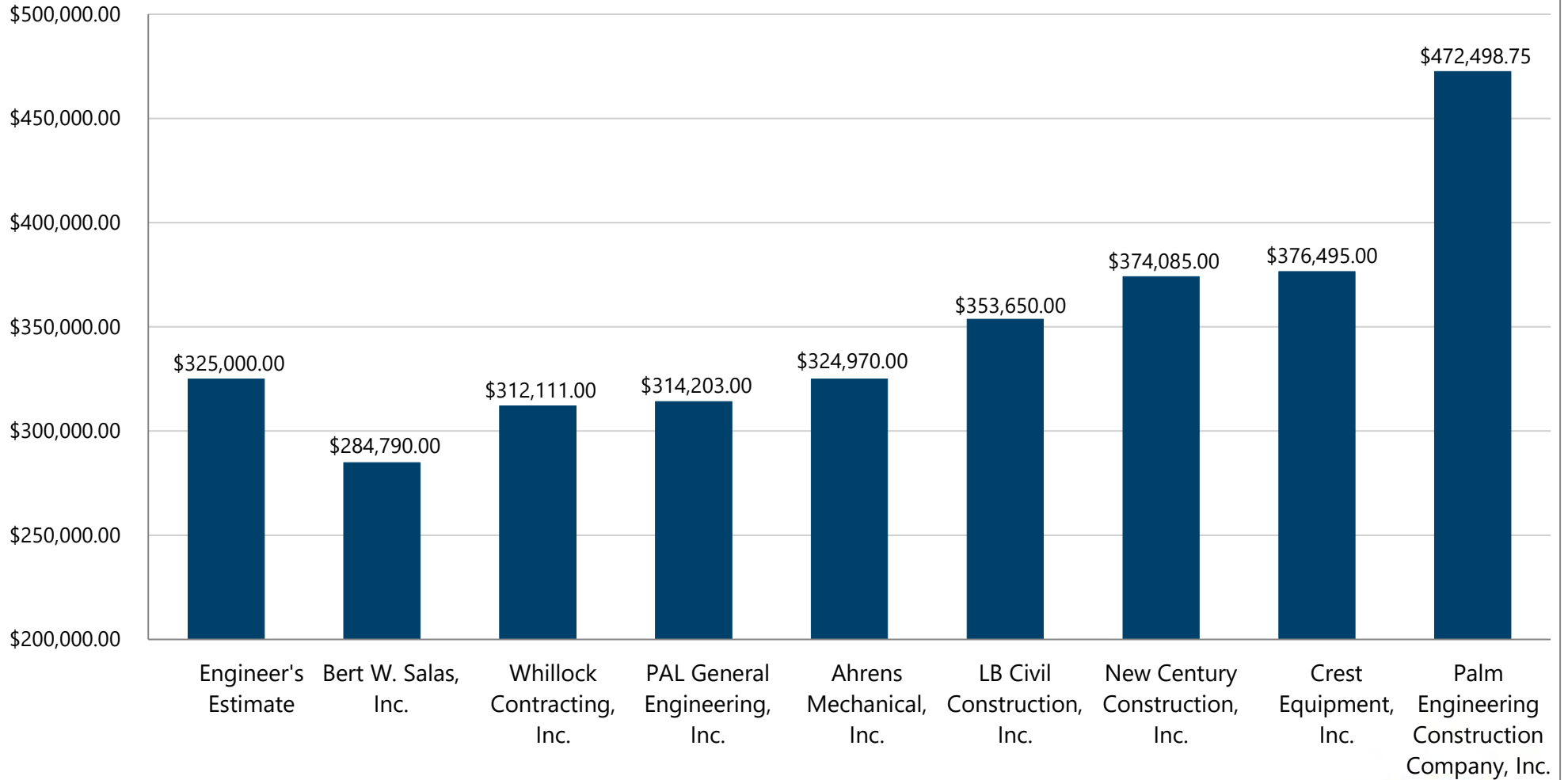
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

SANDSTONE DRIVE AND WOODPECKER WAY CMP REPLACEMENT CIP 2021-21





LOCATION MAP

MEETING DATE August 11, 2021

ITEM TITLE REPORT ON STATUS OF URBAN FORESTRY MANAGEMENT PLAN

DIRECTOR/DEPARTMENT Bill Maertz, Community Services *WJM*

SUMMARY

On January 8, 2020, the City adopted the Sustainable Santee Plan and certified the related Final Environmental Impact Report. Subsequently, certain environmental groups initiated a lawsuit to challenge those actions by the City. In June 2020, the parties reached a settlement, pursuant to which the City agreed to consider an Urban Forestry Management Plan (UFMP). On February 10, 2021, the City Council approved an amendment to its contract with West Coast Arborists to provide for preparation of a UFMP. The adoption of a UFMP will facilitate more efficient tree trimming or removal, support public safety, identify appropriate locations for additional tree planting and specify tree species most appropriate for planting in public and private projects.

Over the past several months, West Coast Arborists has reviewed the City's tree ordinances, street tree planting list, tree care standards and policies and procedures. West Coast Arborists assessed the current tree inventory and reviewed the current tree maintenance recommendations. The current prune and pest control cycles were also evaluated. An environmental scan using i-Tree software was performed in conjunction with the existing City tree ordinances and inventory, Sustainable Santee Plan and General Plan to evaluate and gain knowledge on the current state of the City's urban forest and determine optimal locations, size and species of trees to plant for maximum public benefits. A Citywide survey regarding the urban forest was completed as part of an information gathering process to help guide the City's urban forest policies.

On October 13, 2021 Council will be presented with an 80% draft of the UFMP and the proposed tree palette for feedback. On November 10, 2021 West Coast Arborists will present a 100% draft for City Council and City staff for review and feedback. West Coast Arborists will then incorporate all feedback from previous Council meetings to produce a final document for City Council approval on December 8, 2021.

ENVIRONMENTAL REVIEW

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

FINANCIAL STATEMENT *m*

None.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *KV for MB*

Note and file.



MEETING DATE August 11, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING AN INCREASE IN CHANGE ORDER AUTHORIZATION FOR THE DESIGN-BUILD CONSTRUCTION CONTRACT WITH WESTERN AUDIO VISUAL TO IMPLEMENT THE COUNCIL CHAMBER A/V UPGRADES (CIP 2016-51) PROJECT AND AMENDING THE PROJECT BUDGET

DIRECTOR/DEPARTMENT Annette Ortiz, City Clerk



SUMMARY

This item requests City Council authorize a \$172,894.13 increase in the change order authorization (from \$71,271.00 to \$244,165.13) for the design-build contract with Western Audio Visual for the Council Chamber AV Upgrades project (“Contract”). This authorization is requested to provide automated closed captioning for the hearing impaired, additional A/V control hardware to provide split screen functionality, on-screen text to display topics of discussion, and attendee names. Additional improvements include interior wall and door upgrades in the Council Chamber in order to provide sound attenuation of A/V equipment for City Council, staff and the general public seating areas. A summary of additional improvements is provided in Exhibit ‘A’.

The Contract was awarded by the City Council on July 22, 2020 in the amount of \$341,230.93 and the City Manager was authorized to approve change orders in a total amount not to exceed \$34,123.00. On September 9, 2020 City Council authorized a \$37,148.00 increase in change order authorization (from \$34,123.00 to \$71,271.00) to install the Tightrope media cablecast system to allow the City to host its own Public, Education and Government (“PEG”) channel.

Staff requests City Council authorize an increase of \$172,894.13 in the City Manager’s change order authorization for the Contract with Western Audio Visual (for a total change order authorization of \$244,165.13) to complete the additional improvements, for a revised total contract amount of \$585,396.06. Staff also requests that the project budget be amended from the current budget of \$447,023.00 to \$630,400.00 which includes the additional change order authorization and other incidental project costs incurred to date.

ENVIRONMENTAL REVIEW

The proposed additional improvements and removal/replacements result in no expansion of use. Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Categorical Exemption is provided in Section 15301(a) Existing Facilities.

FINANCIAL STATEMENT

Funding for the increase in the project budget will ultimately be provided by PEG fees which are restricted for use to a project such as this. An advance from the General Fund will be required which will be repaid as PEG fees are received by the end of 2023.





CITY OF SANTEE
COUNCIL AGENDA STATEMENT

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *KV for MB*

Adopt the attached resolution increasing the City Manager's change order authorization by \$172,894.13 to a total of \$244,165.13, bringing the revised contract amount to \$585,396.06, and amending the total project budget to \$630,400.00.

ATTACHMENTS

Exhibit 'A' – Summary of Improvements
Resolution



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AUTHORIZING AN INCREASE IN CHANGE ORDER AUTHORIZATION FOR THE
DESIGN-BUILD CONSTRUCTION CONTRACT WITH WESTERN AUDIO VISUAL TO
IMPLEMENT THE COUNCIL CHAMBER A/V UPGRADES (CIP 2016-51) PROJECT
AND AMENDING THE PROJECT BUDGET**

WHEREAS, on July 22, 2020, the City Council awarded to Western Audio Visual the design build contract for the Council Chamber A/V Upgrades (CIP 2016-51) project in the amount of \$341,230.93, and the City Manager was authorized to approve change orders in a total amount not to exceed \$34,123.00 (the "Contract"); and

WHEREAS, on September 9, 2020, the City Council approved an increase in the City Manager's change order authorization in the amount of \$37,148.00 for a total Contract amount not to exceed \$71,271.00 for the installation of the Tightrope system; and

WHEREAS, closed captioning for the hearing impaired is required for the City's newly launched Public, Education, and Government ("PEG") channel provided by AT&T and Cox Communications; and

WHEREAS, the City may satisfy the closed captioning requirement with an automated system, which will not require additional staff or consultant services; and

WHEREAS, additional improvements are available to the City's current A/V control hardware in order to provide split screen functionality, on-screen text and interior wall and door upgrades for sound attenuation ("Improvements") and such Improvements are desired by the City to improve the functionality for the current A/V system; and

WHEREAS, the cost for Western Audio Visual to furnish and install the automated closed captioning system and Improvements in the Council Chamber is \$162,894.13; and staff requests an additional \$10,000 to address unforeseen issues related to the installation of both systems, for a total increase of change order authorization of \$172,894.13; and

WHEREAS, staff requests City Council authorize an increase of \$172,894.13 in the City Manager's change order authorization for the Contract (for a total change order authorization of \$244,165.13) to provide for closed captioning, the Improvements, and any unforeseen changes or other improvements.

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

The City Manager is authorized to approve change orders to the design build contract with Western Audio Visual for the Council Chamber AV Upgrades (CIP 2016-51) project in a total amount not to exceed \$244,165.13 and the project budget is amended to \$630,400.00.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11th day of August 2021, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

SUMMARY OF IMPROVEMENTS

- Automated closed captioning system for the hearing impaired.
- Additional control hardware to provide on screen test, split screen abilities, and more advanced control functions during operation for integrating off site attendees to participate with City Council meetings.
- Provide additional spare microphone for staff and City Council Member staff in the case of equipment failure.
- Add an interior door between City Council seating and A/V server room to reduce equipment noise heard by Council Members and the public during meetings.
- Raising interior wall height between public seating and A/V server room to ceiling to provide better sound attenuation for the public seating area.
- Adding sound attenuating panels inside the A/V server rack room to reduce A/V equipment noise for equipment operators and noises reflected to the City Council dais.
- Adding additional HVAC vents to A/V server rack due to increased heat generated by A/V servers and closed captioning equipment.
- Adding an operator workstation in A/V server room for the operation of equipment during meetings.
- Adding lock to swing door at the Dias steps for additional security.
- Providing storage shelving in A/V server room for portable microphones, hearing impaired devices, and other equipment used during City Council meetings.

MEETING DATE August 11, 2021

ITEM TITLE RESOLUTION OF THE CITY COUNCIL PROCLAIMING AN EMERGENCY, AUTHORIZING THE CONSTRUCTION OF FIREBREAKS AND FUEL REDUCTION THROUGHOUT THE SAN DIEGO RIVER CORRIDOR, WAIVING THE REQUIREMENT FOR COMPETITIVE BIDDING, ACCEPTING SAN DIEGO RIVER CONSERVANCY GRANT FUNDS, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS TO ESTABLISH THE NECESSARY FIREBREAKS TO SAFEGUARD LIFE, HEALTH AND PROPERTY

DIRECTOR/DEPARTMENT Marlene Best, City Manager

SUMMARY

Santee Municipal Code Section 2.32.060 authorizes the City Council to proclaim the threatened existence of a local emergency upon request from the City Manager. This item requests that the City Council proclaim an emergency and authorize the construction of firebreaks near structures and reduce fuel accumulation of dead/dry vegetation and invasive tree growth such as palms and Arundo which increase the likelihood of additional fires. Given the extreme fire conditions the state is currently experiencing and the possibility of future fires in the San Diego River area, the Fire Chief recommends the construction of firebreaks near structures and fuel reduction throughout the San Diego River Corridor in order to safeguard life, health, and property. The City Manager requests that the City Council proclaim an emergency and authorize the expenditure of funds in an amount up to \$825,000 for this effort.

ENVIRONMENTAL REVIEW

The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15269(c) because the project is an action necessary to prevent or mitigate an emergency.

FINANCIAL STATEMENT *fm*

A total of \$825,000 has been allocated for this effort which includes a \$500,000 grant to the City of Santee from the San Diego River Conservancy and \$325,000 appropriated from the General Fund with the adopted Capital Improvement Program.

CITY ATTORNEY REVIEW

N/A Completed

RECOMMENDATION *KV for MB*

Adopt the Resolution:

1. Proclaiming the immediate fire risk emergency; and
2. Approving the construction of firebreaks and fuel reduction to safeguard life, health, or property and waiving the requirement for competitive bidding; and
3. Authorizing the City Manager to execute grant documents, to enter into contracts for the emergency work, and to take other actions as necessary for a total cost not to exceed \$825,000.

ATTACHMENTS

Resolution
San Diego River Corridor Map
Standard Agreement - Santee Fuels Reduction Program



RESOLUTION NO. _____

RESOLUTION PROCLAIMING AN EMERGENCY, AUTHORIZING THE CONSTRUCTION OF FIREBREAKS AND FUEL REDUCTION THROUGHOUT THE SAN DIEGO RIVER CORRIDOR, WAIVING THE REQUIREMENT FOR COMPETITIVE BIDDING, ACCEPTING SAN DIEGO RIVER CONSERVANCY GRANT FUNDS, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS TO ESTABLISH THE NECESSARY FIREBREAKS TO SAFEGUARD LIFE, HEALTH AND PROPERTY

WHEREAS, Section 2.32.060 of the Santee Municipal Code empowers the City Manager to request that the City Council proclaim a local emergency when the City is affected or likely to be affected by an actual incident or the threatened existence of conditions or incidents of extreme peril to the safety of persons and property within the City caused by conditions which may be or are beyond control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, conditions of extreme peril to the safety of persons and property have arisen within the City with the extreme fire season experienced in the State of California, and the frequency of fires in the San Diego River Corridor, including at the locations shown on Exhibit A, attached hereto; and

WHEREAS, the Fire Department has responded to twenty-six (26) calls for service in the area from January 1, 2021, through July 27, 2021, related to Wildland Fires, Smoke Checks, Illegal Burns, and Rubbish Fires; and

WHEREAS, conditions of extreme peril warrant and necessitate the proclamation of the existence of a local emergency; and

WHEREAS, the City Council has been requested by the City Manager to proclaim the existence of a local emergency; and

WHEREAS, the immediate establishment of firebreaks and fuel reduction is required to safeguard public health, safety and welfare; and

WHEREAS, Section 3.24.150 of the Santee Municipal Code authorizes the City Council to approve services in the case of an emergency that threatens public health, safety, and welfare; and

WHEREAS, funding for this project is available through \$325,000 of budgeted General Funds and a \$500,000 grant from the San Diego River Conservancy; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as provided in CEQA Guidelines Section 15269 (c) titled "Emergency Projects" because the project is an action necessary to prevent or mitigate an emergency.

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

RESOLUTION NO. _____

Section 1: The City Council hereby proclaims that a local emergency now exists in the City.

Section 2: That during the existence of the local emergency, the powers, functions, and duties of the City Manager, as Director of Emergency Services, shall be those prescribed by state law, ordinances, and resolutions of the City and by the City of Santee Emergency Plan.

Section 3: The immediate establishment of the firebreaks and fuel reduction in the eight (8) locations in the San Diego River Corridor depicted on Exhibit A is hereby authorized.

Section 4: The requirement for competitive bidding is hereby waived in order to safeguard life, health, and property.

Section 5: The City Manager is hereby authorized to execute San Diego River Conservancy grant documents in order to receive an amount not to exceed \$500,000, subject to the terms and conditions of the grant agreement.

Section 6. The City Manager is hereby authorized to execute contracts on behalf of the City to complete the emergency work described herein, and to take other actions as necessary for a total cost not to exceed \$825,000. Such actions include, but are not limited to, obtaining rights of entry and signing other agreements required to perform the work.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 11th day of August 2021, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

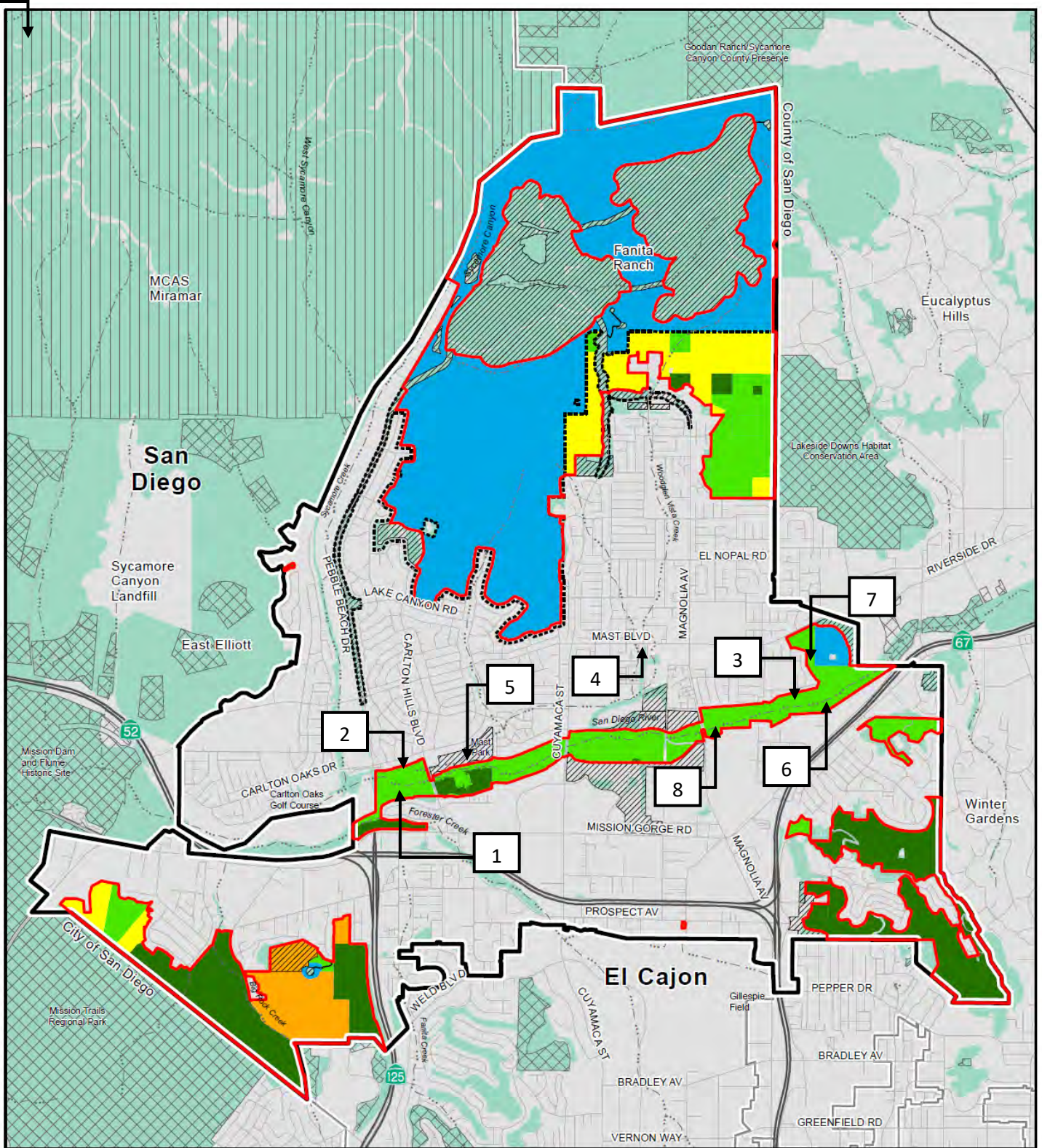
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A



Legend

Preserve Boundary

Preserve Type

- Existing Preserves and Fully Managed
- Currently Protected Open Space - Not Fully Managed
- Future Preserves 100% (Hardlines)
- Future Preserves 75% (Softline Area)
- Future Preserves 60% (Softline Area)

City Boundary

- Fanita Subunit
- Pending and Known Development Projects
- Currently Protected Lands Outside the City
- MCAS Miramar
- Natural Vegetation
- Developed/Disturbed/Agriculture



Legend

1. 9088 - 9144 Willow Grove
2. 9057 - 9249 Carlton Oaks Dr.
3. 9502 Hillcreek Wy. - 11048 Hillcreek Rd.
4. 9717 - 9775 San Remo Rd.
5. 9025 Carlton Hills Blvd. - 9055 Willowgrove Ave.
6. 9444 Abraham Wy. - 11478 N. Woodside Ave.
7. 9631 - 9665 Ramsgate Wy.
8. New Frontier

STANDARD AGREEMENT

Std. 2 (Grant - Rev 08/08)

AGREEMENT NUMBER SDRG-WF-21-03	AM. NO.
TAXPAYERS FEDERAL EMPLOYER IDENTIFICATION NO. 95-3559473	

THIS AGREEMENT, made and entered into this _____ day of _____, 2021,
in the State of California, by and between State of California, through its duly elected or appointed, qualified and acting

TITLE OF OFFICER ACTING FOR STATE Executive Officer	AGENCY San Diego River Conservancy	, hereafter called the Conservancy, and
GRANTEE'S NAME City of Santee	hereafter called the Grantee	, hereafter called the Grantee.

The Grantee, for and in consideration of the covenants, conditions, agreements, and stipulations of the Conservancy hereinafter expressed, does hereby agree as follows:



The San Diego River Conservancy ("Conservancy") acting pursuant to Division 22.9 of the California Public Resources Code, Sections 32630-32658, and its Resolution 21-06 approved on July 8, 2021, hereby grants to the City of Santee ("the Grantee") a sum not to exceed \$500,000.00 (Five Hundred Thousand Dollars), subject to the terms and conditions of this grant agreement (Agreement).


The Grantee shall use these funds for fuel reduction activities on approximately 7.6 acres located within City of Santee along the San Diego River area, adjacent to private residential and commercial buildings (Project) in accordance with Scope of Work, Exhibit A.

(Continued on following pages)

The provisions on the following pages constitute a part of this agreement.

IN WITNESS WHEREOF, this agreement has been executed by the parties hereto, upon the date first above written.

STATE OF CALIFORNIA	GRANTEE
AGENCY San Diego River Conservancy	GRANTEE (If other than an individual, state whether a corporation, partnership, etc.) City of Santee
BY (Authorized Signature) 	BY (Authorized Signature) 
PRINTED NAME AND TITLE OF PERSON SIGNING Julia L. Richards, Executive Officer	PRINTED NAME AND TITLE OF PERSON SIGNING Marlene D. Best, City Manager
ADDRESS & PHONE NUMBER 11769 Waterhill Road, Bldg. 2 Lakeside, CA 92040 (619) 390-0534	ADDRESS 10601 Magnolia Avenue Santee, CA 92071 (619) 258-4100

AMOUNT ENCUMBERED BY THIS DOCUMENT	PROGRAM/CATEGORY (CODE AND TITLE)	FUND TITLE	I certify that this agreement is exempt from Department of General Services approval.		
\$500,000.00	Fuels reduction program	Wildfire Early Assistance Plan (Senate Bill 85)			
	(OPTIONAL USE) Vegetation Management				
PRIOR AMOUNT ENCUMBERED FOR THIS AGREEMENT	ITEM	CHAPTER	STATUTE	FISCAL YEAR	
\$-0-	3845-102-0001	14/21	2020	20/21	
TOTAL AMOUNT ENCUMBERED TO DATE	OBJECT OF EXPENDITURE (CODE AND TITLE)				
\$500,000.00	Grants and Subventions – Governmental (5432000)				
<i>I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure stated above.</i>					
SIGNATURE OF ACCOUNTING OFFICER 				DATE	

GRANTEE ACCOUNTING PROJECT MANAGER CONTROLLER STATE AGENCY

TERMS AND CONDITIONS OF GRANT

Incorporation of Documents by Reference

The following exhibits and other documents are incorporated by reference into this Agreement and made a part hereof:

Exhibit A: Scope of Work

Exhibit B: San Diego River Conservancy Resolution 21-06

Exhibit C: Request for Disbursement

Exhibit D: Project Permits/CEQA

Special Provisions & Conditions Precedent

1. Term of Grant Agreement performance period is **July 30, 2021 through July 29, 2022.**
2. As precedent to the San Diego River Conservancy's (Conservancy) obligation to provide funding, upon completion of detailed Project design, plans and specifications, Grantee shall provide to the Conservancy for review and approval a scope of work, tasks, detailed budget, detailed site plan and planting palette demonstrating use of native vegetation and attached hereto as Exhibit A. Approval by Conservancy of such plans and specifications, or any other approvals provided for in this Grant Agreement, shall be for scope and quality of work and shall not relieve Grantee of the obligation to maintain the facilities, or carry out any other obligations required by this Grant Agreement, in accordance with applicable law or any other standards ordinarily applied to such work or activity.
3. The Board of the Grantee has adopted a resolution or provided letter designating positions whose incumbents are authorized to negotiate and execute this agreement and amendments to it on behalf of the Grantee.
4. On July 8, 2021, the Conservancy adopted Resolution 21-06. This Agreement is executed under that authorization.
5. **Provide Plan for Acknowledgement and Sign installation to the Conservancy for approval prior to commencement of work (see sections M and N).**

General Conditions

A. Project Execution

1. Subject to the availability of Grant monies allocated by Senate Bill 85 (revised budget act of 2020-2021) the Conservancy hereby grants to the Grantee a sum of money (Grant Funds) not to exceed the amount approved by the Governing Board of the Conservancy and on the signature page in consideration of and on condition that the sum be expended in carrying out the purposes as set forth in the description of Project in

this Agreement, under the terms and conditions set forth in this Agreement and its Exhibits, hereby incorporated by reference.

2. Grantee shall assume any obligation to furnish any additional funds that may be necessary to complete the Project.
3. Grantee shall complete the Project in accordance with the term of the Agreement, unless a written amendment has been formally granted by the Conservancy under the terms and conditions of this Agreement. Extensions may be requested in advance and will be considered in the event of circumstances beyond the control of the Grantee, but in no event beyond April 2025.
4. Grantee shall at all times ensure that Project complies with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13, commencing with Section 21000, et. seq., California Code of Regulations Title 14, Section 15000 et. seq.) and all other environmental laws, including but not limited to obtaining all necessary permits, if applicable.
5. Project must comply with Labor Code Section 1771.5 regarding the payment of prevailing wages and the labor compliance program as outlined in the Labor Code Section 1771.5 (b).
6. Grantee certifies that the Project does and will continue to comply with all current local, state and federal laws and regulations which apply to the Project, including, but not limited to, legal requirements for construction contracts, building codes, environmental laws, health and safety codes, and disabled access laws. Grantee certifies that prior to commencement of construction, all applicable permits, right of entries and licenses will have been obtained.
7. Grantee shall permit site visits by the Conservancy to determine if Project work is in accordance with the approved Scope of Work, including a final inspection upon Project completion.
8. Prior to the commencement of any work, Grantee agrees to submit in writing to the Conservancy for prior approval any deviation from the original Scope of Work per Exhibit A. Changes in scope must continue to meet the need cited in the original application or they will not be approved. Any modification or alteration in the Project as set forth in the Application on file with the Conservancy must be submitted to the Conservancy for approval.
9. Grantee shall provide photographs of the site and the Project before, during and after implementation of Project with quarterly billing in the progress report and the final report. Grantee will provide spreadsheet with list of address locations or project site with each quarterly billing and in the final report.

B. Project Costs

1. The Conservancy may disburse to Grantee the Grant Funds as follows, but not to exceed in any event the amount set forth on the signature page of this Agreement:

a. On a reimbursement basis for project cost incurred withing the invoice period.

b. Remaining Grant Funds shall be paid up to the total amount of the Grant Funds on completion of the Project, receipt of a detailed summary of Project costs from the Grantee found to be satisfactory by the Conservancy, and the satisfactory completion of a site inspection by the Conservancy.

2. Payment & Documentation:

a. The Conservancy shall disburse funds for costs incurred to date, upon the Grantee's satisfactory progress on each Project task identified in the approved Scope. The Conservancy shall make the final disbursement and upon the Conservancy's acceptance of the Project.

b. The Conservancy will reimburse the Grantee for expenses upon receipt of a "Request for Disbursement form. The Conservancy will reimburse travel and related expenses at actual costs not to exceed the rates provided in Title 2, Division 1, Chapter 3, Subchapter 1, Article 2 of the California Code of Regulations ("CCR"), except that reimbursement may be in excess of these rates upon documentation that these rates are not reasonably available to the Grantee. Reimbursement for the cost of operating a private vehicle shall not, under any circumstance, exceed the current mileage rate specified by the State of California.

c. The Grantee shall request disbursements by filing a fully executed "Request for Disbursement" form on or quarterly basis. The Grantee shall include in the form its name and address, the number of this agreement, the date of the submission, the amount of the invoice, the invoice period; cumulative expenditures to date, expenditures during the reporting period, and the unexpended balance of funds under the Grant Agreement (see Exhibit C). An authorized representative of the Grantee shall sign the form. Each form shall be accompanied by:

- A supporting progress report summarizing the current status of the Project, identify locations served and comparing it to the timeline and budget including written substantiation of completion for the portion of the Project for which the Grantee is requesting disbursement and copies of all invoices submitted by Grantee's subcontractors; and before and after photos.

d. The Grantee's failure to fully execute and submit a Request for Disbursement form and invoice on a quarterly basis will relieve the Conservancy of its obligation to disburse funds to the Grantee unless and until the Grantee corrects all deficiencies.

All payment requests must be submitted using a completed Request for Disbursement form. Any penalties imposed on the Grantee by a contractor because of delays in payment will be paid by the Grantee and is not reimbursable under this Agreement.

3. Grant Funds in this award have a limited period in which they must be expended. All Grantee expenditures must occur prior to the end date of the period of performance.

4. Except as otherwise provided herein, the Grantee shall expend Grant Funds in the manner described in the Project Budget included in Exhibit A.

C. Project Administration

1. Grantee shall promptly submit written progress reports with each Request for Disbursement or as the Conservancy may request. In any event, Grantee shall provide Conservancy a final report showing all Project expenditures.

2. Grantee shall make Project site available for inspection upon request by the Conservancy.

3. Grantee shall submit all documentation for Project completion and final reimbursement within 90 days of Project completion.

4. This Agreement may be amended by mutual agreement in writing between Grantee and Conservancy. Any request by the Grantee for amendments must be in writing stating the amendment request and reason for the request. **The Grantee shall make requests 30 days prior to end of grant term.**

5. All notices, requests, and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been sufficiently given or served for all purposes if emailed, delivered personally or deposited in the United States mail by certified or registered mail, postage prepaid, to the following addresses (or to such other addresses as either Party shall designate by notice in writing to the other Party in accordance herewith):

If to the Conservancy: Executive Officer
11769 Waterhill Road, Building 2
Lakeside, CA 92040

If to the Grantee: City of Santee
10601 Magnolia Avenue
Santee, CA 92071

6. Grantee must report to the Conservancy all sources of other funds including matching funds and in-kind labor for the Project with its final Request for Disbursement and final report. The Conservancy will request an audit of any Project that does not fully comply with this provision.

D. Project Completion

1. The Grantee shall complete the Projects by the completion date provided in the "Term of Agreement" section, above. Upon completion of the Projects, the Grantee shall supply the Conservancy with evidence of completion by submitting:

- a. The plan and any other work products specified in the work program for the Project, each in a format or formats (for example, paper, digital, photographic) approved by the Executive Officer.
- b. A fully executed final "Request for Disbursement." The final disbursement form shall provide for cost accounting for all the tasks completed for the Project.
- c. Within thirty days of the Grantee's submission of the above, the Conservancy shall determine whether the Grantee has satisfactorily completed the Project. If so, the Conservancy shall issue to the Grantee a letter of acceptance of the Project. The Project shall be deemed complete as of the date of the letter.
- d. Final site inspection

E. Project Termination

1. If the Grantee fails to complete the Project in accordance with this Agreement, or fails to fulfill any other obligations of this Agreement prior to the termination date, the Grantee shall be liable for immediate repayment to the Conservancy of all amounts disbursed by the Conservancy under this Agreement (plus accrued interest) and attorneys' fees. The Conservancy may, at its sole discretion, consider extenuating circumstances and not require repayment for work partially completed. This paragraph shall not be deemed to limit any other remedies the Conservancy may have for breach of this Agreement.

2. If the Conservancy terminates prior to the completion date, the Grantee shall take all reasonable measures to prevent further costs to the Conservancy under this Agreement. The Conservancy shall be responsible for any reasonable and non-cancelable obligations incurred by the Grantee in the performance of the agreement

prior to the date of the notice to terminate, but only up to the unpaid balance of funding authorized in this Agreement.

3. Failure by the Grantee to comply with the terms of this Agreement may be cause for suspension of all obligations of the Conservancy hereunder.

4. Failure of the Grantee to comply with the terms of this Agreement shall not be cause for the suspension of all obligations of the Conservancy hereunder if in the judgment of the Conservancy such failure was due to no fault of the Grantee. At the discretion of the Conservancy, any amount required to settle at minimum cost any irrevocable obligations properly incurred shall be eligible for reimbursement under this Agreement.

5. Final payment will not be made until the Project conforms substantially to this Agreement, as determined by the Conservancy.

F. Indemnification

1. To the extent permitted by law, Grantee shall defend, indemnify and hold harmless the Conservancy, its officers, employees and agents ("Indemnified Persons") from and against any and all liability, loss, expense, attorney's fees, or claims for any and all losses, claims, damages, liabilities, or expenses, of every conceivable kind, character, and nature whatsoever arising out of, resulting from, or in any way connected with (1) the Project or the conditions, occupancy, use, possession, conduct, or management of, work done in or about, or the planning, design, acquisition, installation, or construction, of the Project or any part thereof; (2) the carrying out of any of the transactions contemplated by this Agreement or any related document; (3) any violation of any applicable law, rule or regulation, any environmental law (including, without limitation, the Federal Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act, the California Hazardous Substance Account Act, the Federal Water Pollution Control Act, the Clean Air Act, the Toxic Substances Control Act, the Occupational Safety and Health Act, the Safe Drinking Water Act, the California Hazardous Waste Control Law, and California Water Code Section 13304, and any successors to said laws), rule or regulation or the release of any toxic substance on or near the Project; or (4) any untrue statement or alleged untrue statement of any material fact or omission or alleged omission to state a material fact necessary to make the statements required to be stated therein, in light of the circumstances under which they were made, not misleading with respect to any information provided by the Recipient for use in any disclosure document utilized in connection with any of the transactions contemplated by this Agreement, except those arising from the gross negligence or willful misconduct of the Indemnified Persons.

2. Grantee must also provide for the defense and indemnification of the Indemnified Parties in any contractual provision extending indemnity to Grantee in any contract let for the performance of any work under this Agreement, and must cause the Indemnified Parties to be included within the scope of any provision for the indemnification and defense of Grantee in any contract or subcontract. To the fullest extent permitted by

law, Grantee agrees to pay and discharge any judgment or award entered or made against Indemnified Persons with respect to any such claim or action, and any settlement, compromise or other voluntary resolution. The provisions of this section survive the term of this Agreement. Grantee agrees that in the event Conservancy is named as a party in any action arising out of this Agreement, the Grantee shall notify Conservancy of such fact and shall represent Conservancy in such legal action unless Conservancy undertakes to represent itself in such legal action in which event Grantee shall reimburse Conservancy for its reasonable litigation costs, expenses, and attorney's fees.

G. Financial Records

1. Grantee shall maintain satisfactory financial accounts, documents and records for the Project and to make them available to the Conservancy for auditing at reasonable times. Grantee shall also retain such financial accounts, documents and records for twenty (20) years after final payment and three (3) years following an audit.
2. Grantee and Conservancy agree that during regular office hours each of the parties hereto and their duly authorized representatives shall have the right to inspect and make copies of any books, records or reports of the other party pertaining to this Agreement or matters related thereto. Grantee shall maintain and make available for inspection by the Conservancy accurate records of all of its costs, disbursements and receipts with respect to its activities under this Agreement.
3. Grantee shall use any generally accepted accounting system.

H. Proof of Insurance

1. Insurance

Throughout the term of this contract, the Grantee shall procure and maintain insurance, as specified in this section, against claims for injuries to persons or damage to property that may arise from or in connection with any activities by the Contractor or its agents, representatives, employees, or subcontractors associated with the project undertaken pursuant to this contract.

- a. Minimum Scope of Insurance. Coverage shall be at least as broad as:
 - i. Insurance Services Office ("ISO") Commercial General Liability coverage (occurrence Form CG 0001) or ISO Comprehensive General Liability form (1973) or comparable with Broad Form Comprehensive General Liability endorsement.
 - ii. Automobile Liability coverage - ISO Form Number CA 0001, Code 1 (any auto).
 - iii. Workers' Compensation insurance as required by the Labor Code of the State of California. The policy must include an acceptable "Waiver

of Right to Recover From Others Endorsement" naming the Conservancy as an additional insured.

- b. Minimum Limits of Insurance. The Grantee shall maintain limits no less than:
- i. General Liability: (Including operations, products and completed operations, as applicable) \$1,000,000 per occurrence for bodily injury, personal injury and broad form property damage and \$2,000,000 general aggregate limit. If Commercial General Liability Insurance or other form with general aggregate limit is used, either the general aggregate limit shall apply separately to the activities under this contract or the general aggregate limit shall be twice the required occurrence limit.
 - ii. Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.
- c. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the Executive Officer.
- d. Required Provisions. Each insurance policy required by this section shall be endorsed to state that coverage shall not be canceled by either party, except after thirty days' prior written notice by certified mail, return receipt requested, has been given to the Conservancy. **The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:**
- i. **The State of California, its officers, agents and employees are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations.**
 - ii. For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance as respects the State of California, its officers, agents and employees.
 - iii. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of section 2782 of the Civil Code.
- e. Acceptability of Insurers. Insurance is to be placed with insurers admitted to transact business in the State of California and having a Best's rating of "B+"

or better or, in the alternative, acceptable to the Conservancy and approved in writing by the Executive Officer.

f. Subcontractors. The Contractor shall include all subcontractors as insureds under its policies or shall require each subcontractor to provide and maintain coverage consistent with the requirements of this section.

g. Claims Made. If errors-and-omissions coverage is written on a claims-made form:

i. The "Retro Date" must be shown, and must be before the date of this contract or the beginning of work.

ii. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the work.

iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a "Retro Date" prior to the effective date, the Contractor must purchase "extended reporting" coverage for a minimum of five years after completion of the work under this contract.

iv. A copy of the claims reporting requirements must be submitted to the Executive Officer for review.

h. Verification of Coverage. The Contractor shall furnish the Conservancy with original certificates amendatory endorsements effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the Executive Officer before work commences. The Conservancy reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage, at any time.

i. Premiums and Assessments. The Conservancy is not responsible for premiums and assessments on any insurance policy.

I. Severability

If any provision of this Agreement or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are severable.

J. Waiver

No term or provision hereof will be considered waived by either party, and no breach excused by either party, unless such waiver or consent is in writing and signed on behalf of the party against whom the waiver is asserted. No consent by either party to, or waiver of, a breach by either party, whether expressed or implied will constitute consent to, waiver of, or excuse of any other, different, or subsequent breach by either party.

K. Assignment

This Agreement is not assignable by the Grantee either in whole or in part unless approved in writing by the Conservancy.

L. Work Products

The Grantee shall include in any contract with a third party for work under this agreement terms that preserve the rights, interests, and obligations created by this section, and that identify the Conservancy as a third-party beneficiary of those provisions.

The Grantee shall not utilize the work produced under this agreement for any profit-making venture, or sell or grant rights to a third party for that purpose.

The Grantor understands and accepts that Grantee is legally mandated under the McKee Transparency Act (Cal. Ed. Code section 89913-89920 et seq) to provide records to all and any parties that request such records in at most ten days from such record request. This agreement and information provided to Grantee which was not clearly marked as "Proprietary" and or "Confidential" will be readily provided to such requests when received by Grantee. In any event, Grantee shall use its best efforts to give the Conservancy at least five (5) calendar days' prior written notice of any such disclosure.

M. Acknowledgment

The grantee should mention the Conservancy's support in its project-related press releases, contacts with the media, and social media postings, and on its website.

Acknowledgement can come in many forms.

- Signage at work sites
- Describe the Conservancy's involvement and link to the Conservancy's website on your website and/or project page.
- Acknowledge the Conservancy's funding and include the Conservancy's boilerplate (below) in press releases or media materials.
- Mention the Conservancy's support in media interviews.
- Include the Conservancy's logo on project signs, interpretive signage or materials produced for your project.
- Mention the Conservancy's support for your program in newsletters/email updates to your stakeholders and subscribers.
- Acknowledge the Conservancy's funding verbally during events.
- Invite the Conservancy grant manager to your events to attend or to table.
- Request brochures or signage from us.
- Note the Conservancy's funding in project documentation and reports.
- Mention the Conservancy's support in Annual Reports.

Please submit your **Plan for Acknowledgement** to your Grant Manager. When submitting your Plan for Acknowledgement, please describe which of the tactics above you intend to employ, or explain other channels you propose to use.

It is sufficient to simply state that the Conservancy provided funding for your project, but we welcome further description of the Conservancy's assistance or any technical expertise or non-financial support that was provided by the Conservancy. We hope to foster a greater understanding of the Conservancy's work through your acknowledgement.

N. Signs and Acknowledgement

Prior to beginning the project, the Grantee shall submit to the Executive Officer a **Plan for the installation of signs** and acknowledgment of Conservancy support. Except as the Executive Officer agrees otherwise, the plan shall commit the grantee to mention the Conservancy's support in its project-related press releases, contacts with the media, and social media postings, and on its website.

The Grantee shall install and maintain a sign or signs visible from the nearest public roadway identifying the project, acknowledging Conservancy assistance and displaying the Conservancy's logo. The Conservancy shall provide to the grantee specifications for the signs. The grantee may incorporate the required information into other signs as approved by the Executive Officer. In special circumstances, where the placement of signs or the general specifications are inappropriate, the Executive Officer may approve alternative, more appropriate methods for acknowledging the sources of funding. The Grantee shall submit plans describing the number, design, placement and wording of the signs, or the specifications of a proposed, alternative method. The Conservancy will withhold final disbursement until the signs are installed as approved by the Conservancy.

O. Bonding

If the Grantee intends to use any contractors on any portion of the project to be funded under this agreement, construction shall not begin until each contractor has furnished a performance bond in favor of the grantee in the following amounts: for faithful performance, one hundred percent (100%) of the contract value; and for labor and materials, one hundred percent (100%) of the contract value. This requirement shall not apply to any contract for less than \$20,000.

Any bond furnished under this section shall be executed by an admitted corporate surety insurer licensed in the State of California.

P. Nondiscrimination

During the performance of this agreement, the Grantee and its contractors shall not unlawfully discriminate against, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, ethnic group identification, physical disability (including HIV and AIDS), mental disability, medical condition, genetic information, gender, gender identity, gender expression, marital status, age, sexual orientation, or military and veteran status (Government Code Section 12940). The Grantee and

its contractors also shall not unlawfully deny a request for or take unlawful action against any individual because of the exercise of rights related to family-care leave (Government Code Sections 12945.1 and 12945.2). The Grantee and its contractors shall ensure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination, harassment and unlawful acts.

Consistent with Government Code Section 11135, the Grantee shall ensure that no one, on the basis of race, national origin, ethnic group identification, religion, age, sex, sexual orientation, color, genetic information, or disability, is unlawfully denied full and equal access to the benefits of, or is unlawfully subjected to discrimination under, the work funded by the Conservancy under this agreement.

Pursuant to Government Code Section 12990, the Grantee and its contractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code Section 12900 et seq.) and the applicable regulations (California Code of Regulations Title 2, Section 7285.0 et seq.). The regulations of the Fair Employment and Housing Commission regarding Contractor Nondiscrimination and Compliance (Chapter 5 of Division 4 of Title 2 of the California Code of Regulations) are incorporated into this agreement by this reference.

The Grantee and its contractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. This nondiscrimination clause shall be included in all contracts and subcontracts entered into to perform work provided for under this agreement.

Q. Independent Capacity

The Grantee, and the agents and employees of Grantee, in the performance of this agreement, shall act in an independent capacity and not as officers or employees or agents of the San Diego River Conservancy - State of California.

R. Assignment

Without the written consent of the Executive Officer, the Grantee may not assign this agreement in whole or in part.

S. Timeliness

Time is of the essence in this agreement.

T. Executive Officer's Designee

The Executive Officer may designate a Conservancy Project manager who shall have authority to act on behalf of the Executive Officer with respect to this agreement.

U. Amendment

As expressly provided in this agreement, no change in this agreement shall be valid unless made in writing and signed by the parties to the agreement. No oral understanding or agreement not incorporated in this agreement shall be binding on any of the parties.

V. Locus

This agreement is deemed to be entered into in the County of San Diego. Any action arising out of this Agreement shall be filed and maintained in the Superior Court in and for the County of San Diego, California.

Resolution No: 21-06

**RESOLUTION OF THE GOVERNING BOARD OF
THE SAN DIEGO RIVER CONSERVANCY**

**AUTHORIZING THE EXECUTIVE OFFICER TO GRANT \$500,000 THROUGH THE WILDFIRE
EARLY ACTION PLAN (SENATE BILL 85) TO THE CITY OF SANTEE TO REDUCE FUEL
LOADS IN THE SAN DIEGO RIVER FLOODWAY**

WHEREAS, the mission of the San Diego River Conservancy is to further the goals of its enabling legislation by protecting, conserving and restoring the San Diego River area; and

WHEREAS, the Legislature of the State of California has provided funds under Senate Bill 85 for \$12,000,000 to fund wildfire and forest resilience; and

WHEREAS, these funds will be used to strengthen fire resiliency, including creating fire breaks, fuel reduction, the removal of dead, diseased and dying trees, the removal of invasive non-native vegetation, reforestation projects, repairing fire access roads, and public outreach activities to enhance fire protection of vulnerable communities within a high fire risk area (CalFire); and

WHEREAS, the San Diego River Conservancy has been delegated the responsibility for the administration of this grant program, establishing necessary procedures; and

WHEREAS, City of Santee (Santee) applied to the San Diego River Conservancy for funds to implement fuel reduction projects and community outreach strategies in the Wildland Urban Interface areas of the San Diego River watershed (Project); and

WHEREAS, Santee requests \$511,194.00; and Conservancy staff is recommending \$500,000.00 to implement this Project.

WHEREAS, this Project is consistent with the Conservancy's Strategic Plan, Program 3: Preserve and Restore Natural Resources, Program 5: Enhance Water Quality and Natural Flood Conveyance, and Program 6: Expand the Organization's Capacity and Public Outreach,

WHEREAS, the San Diego River Conservancy staff have reviewed the grant application, met with the applicant and recommends the Project for approval.


NOW, THEREFORE, BE IT RESOLVED that the San Diego River Conservancy's Governing Board, based on the accompanying staff report and attached exhibits:

1. The proposed Project is consistent with the purposes and intent of Senate Bill 85.
2. The proposed authorization is consistent with the purposes and objectives of the San Diego River Conservancy Act (Public Resources Code, Sections 32630-32659.9).
3. The proposed project is consistent with California Wildfire and Forest Resilience Action Plan.
4. The San Diego River Conservancy hereby authorizes the disbursement of up to \$500,000.00 (Five Hundred Thousand Dollars) from Senate Bill 85 funds to City of Santee for the Project.
5. Appoints the Executive Officer, or her designee, as an agent to execute all agreements, grants, sub-contracts and other documents needed for the completion of the Project.

6. Prior to the disbursement of funds, the grantee shall submit for the review and written approval of the Executive Officer of the Conservancy a scope of work, budget and schedule.

Approved and adopted the 8th day of July 2021. I, the undersigned, hereby certify that the foregoing Resolution Number 21-06 was duly adopted by the San Diego River Conservancy's Governing Board.

Roll Call Vote:
 Yeas: 14
 Nays: 0
 Absent: 1



 Julia L. Richards
 Executive Officer

San Diego River Conservancy's Governing Board Members Roll Call Vote

Name	Ayes	Noes	Abstained
CNRA: Bryan Cash	✓		
DOF: Sally Lukenbill	✓		
CADFW: Richard Burg	✓		
SD Mayor Designee: Randy Wilde	✓		
Joel Anderson	✓		
Raul Campillo	✓		
Ben Clay, Chair	✓		
Ruth Hayward, Vice Chair	✓		
J. Cody Petterson	✓		
Glarissa Falcon			
John Elliott	✓		
Elsa Saxod	✓		
DPR Ray Lennox, Designee	✓		
DPR Gina Moran, Designee	✓		
Dustin Trotter	✓		

Exhibit C
Request for Disbursement

REQUEST FOR DISBURSEMENT

Name of Grantee/Contractor: City of Santee		Agreement Number: SDRG-WF-21-03	Invoice Number: 01	
Address (include zip code): City of Santee 10601 Magnolia Avenue Santee, CA 92071		San Diego River Bottom Fuels Reduction Project		
		Billing Period Covered: From: 7/30/2021 To: 7/29/2022		
Work Plan Task Number and Name	Task Budget	Costs Incurred this Period	Total Cost to Date	Remaining Balance
1. Project Management and Administration	\$ -			\$ -
2. Implementation	\$ 500,000.00			\$ 500,000.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00
LESS Ten (10%) Percent Withhold (if applicable)		\$ -		
TOTAL AMOUNT REQUESTED		\$ -		
CERTIFICATION OF GRANTEE				
I hereby certify that the above costs were incurred in the performance of work required under the agreement and are consistent with the amounts evidenced by supporting documents and expenditures.				
_____		_____		_____
Signature		Printed Name and Title		Date
(FOR CONSERVANCY USE ONLY)				
AGREEMENT EXPENDITURE APPROVALS				
The undersigned certifies that all conditions precedent to disbursement and all other legal prerequisites for this disbursement have been met.				
Approval Requested:	Date Approved:	Request Approved:		
	(write in full name)			
SDRC, Project Manager		SDRC, Executive Officer		
Fund Title: Water Quality, Supply, and Infrastructure Improvement Act of 2014 (2014 Water Bond)				
Program: _____	Account Code: _____			
FY: _____	Date entered into Fi\$cal _____			

GRANTEE/CONTRACTOR DIRECT EXPENDITURE:		
(A) Materials and Equipment	Reference	Amount
SUB-TOTAL (A)		\$ -
(B) Labor - Description	Reference	Amount
SUB-TOTAL (B)		\$ -

(C) SUB-CONTRACTOR'S EXPENDITURE:		
Name	Reference	Amount
SUB-TOTAL (C)		\$0.00

GRAND TOTAL (A+B+C)*	\$0.00
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NOTE: (1) * Should agree with "Total Costs Incurred This Period" on front page.