



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

CITY OF SANTEE REGULAR MEETING AGENDA Santee City Council

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

MEETING INFORMATION

Wednesday, September 27, 2023
6:30 p.m.
Council Chambers | Building 2
10601 Magnolia Ave • Santee, CA 92071

TO WATCH LIVE:

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

IN-PERSON ATTENDANCE

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

LIVE PUBLIC COMMENT

Members of the public who wish to comment on matters on the City Council agenda or during Non-Agenda Public Comment may appear in person and submit a speaker slip, before the item is called. Your name will be called when it is time to speak.

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



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

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

LEGISLATIVE INVOCATION: Santee United Methodist Church – Pastor Jaime Pangman

PLEDGE OF ALLEGIANCE

PROCLAMATION: Proclaiming October 7, 2023, SanTree Day in the City of Santee

PROCLAMATION: Proclaiming October as Manufacturing Month California in the City of Santee

CONSENT CALENDAR:

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

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the August 23, 2023, Regular Meeting. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (4) **Approval of the Expenditure of \$79,144.76 for August 2023 Legal Services. (Finance – Jennings)**
- (5) **Rejection of Claim Against the City by Melissa Perrell. (Human Resources – Freeman)**
- (6) **Adoption of a Resolution Authorizing an Application for a Neighborhood Reinvestment Program Grant from the County of San Diego for the Town Center Community Park Synthetic Turf Sports Field Replacement Project. (Community Services – Chavez)**



- (7) **Adoption of a Resolution Approving the Third Amendment to the Agreement with Paradigm Mechanical Corp. for HVAC Maintenance and Repairs. (Community Services – Chavez)**

NON-AGENDA PUBLIC COMMENT (15 minutes):

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

PUBLIC HEARING:

- (8) **Public Hearing for Tentative Map TM-2023-0001, Development Review Permit DR-2023-0001 and Density Bonus DB-2023-0001 for a Multifamily Residential Development Consisting of 17 Units and Related Site Improvements on a 0.65-Acre Lot Located at 8932 1st Street (APN 384-106-16) in the Town Center Specific Plan Area with a High Density Residential (R-22) Land Use Designation and Finding the Project Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to the Class 32 Infill Exemption. (Applicant: San Diego Habitat for Humanity, Inc.). (Planning and Building Department – Sawa)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Find that Tentative Map TM-2023-0001, Development Review Permit DR-2023-0001 and Density Bonus DB-2023-0001 will not have a significant effect on the environment; approve the Notice of Exemption prepared in accordance with CEQA; authorize a filing of the Notice of Exemption; and
3. Adopt the Resolution approving Tentative Map TM-2023-0001; and
4. Adopt the Resolution approving Development Review Permit DR-2023-0001 and Density Bonus DB-2023-0001.

NEW BUSINESS:

- (9) Resolution Awarding the Construction Contract for the Citywide CMP Lining and Rehabilitation Program 2023 (CIP 2023-20) Project and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Section 15301(c). (Engineering – Schmitz)**

Recommendation:

Adopt the Resolution:

1. Awarding the construction contract for the Citywide CMP Lining and Rehabilitation Program 2023 (CIP 2023-20) Project to Sancon Technologies, Inc. for a total amount of \$1,201,334.00; and
2. Authorizing the City Manager to execute all necessary documents to execute the contract on behalf of the City; and
3. Authorizing the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$300,334.00; and
4. Determining this action is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

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
SEPTEMBER & OCTOBER MEETINGS**

Sep	07	SPARC	Council Chamber
Sep	11	Community Oriented Policing Committee	Council Chamber
Sep	13	Council Meeting	Council Chamber
Sep	21	SMHFPC	Council Chamber
Sep	27	Council Meeting	Council Chamber
Oct	05	SPARC	Council Chamber
Oct	09	Community Oriented Policing Committee	Council Chamber
Oct	11	Council Meeting	Council Chamber
Oct	25	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 September 27, 2023

ITEM TITLE PROCLAIMING OCTOBER 7, 2023, SANTREE DAY IN THE CITY OF SANTEE

DIRECTOR/DEPARTMENT John Minto, Mayor

SUMMARY

In 1976, the Tree City USA program began by the Arbor Day Foundation. The first year 42 communities in 16 states participated. Today the program includes more than 3,600 communities from all 50 states, Washington D.C., and Puerto Rico.

In 2022, through the Tree City USA program, there were 3,559 recognized cities, \$1,568,831,172 invested in urban forestry and 1,002,569 trees planted.

As of 2022, Santee has been recognized as Tree City USA 21 years in a row by the Arbor Day Foundation.

In recognition of SanTree Day, the City of Santee will be planting 33 trees at Weston Park on Saturday, October 7, 2023.

FINANCIAL STATEMENT

Funding for the tree planting will be approved in the Fiscal Year 2023-24 Community Services Department operating budget and will be reimbursed by the 2018 Parks Bond Act - Proposition 68 Per Capita Grant Funds.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

Present the proclamation.



ATTACHMENT

Proclamation



| Proclamation

WHEREAS, in 1976, the Tree City USA program was begun by the Arbor Day Foundation and 42 communities in 16 states participated; and

WHEREAS, in 2022, through the Tree City USA program, there were 3,559 recognized cities, \$1,568,831,172 invested in urban forestry and 1,002,569 trees planted; and

WHEREAS, in 2023, the City of Santee will plant 33 new trees in Weston Park, located in the northwestern area of Santee; and

WHEREAS, neighborhoods with trees are seven to nine degrees cooler than those without. Trees reduce energy costs up to 25% by shading buildings and protecting them from winds; and

WHEREAS, homes with trees have higher property values; and

WHEREAS, green space plays a major role in improving mental and physical health. Trees – wherever they are planted – are a source of joy and spiritual renewal.

NOW, THEREFORE, I, John W. Minto, Mayor of the City of Santee, on behalf of the City Council do hereby proclaim October 7, 2023, as

“SANTREE DAY”

in the city of Santee and urge all citizens to celebrate SanTree Day and to support the efforts to protect our trees and to plant trees so future generations will enjoy a more beautiful Santee, with health and well-being sustained by this great natural resource.

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



Mayor John W. Minto

MEETING DATE September 27, 2023

ITEM TITLE PROCLAIMING OCTOBER AS MANUFACTURING MONTH CA IN THE CITY OF SANTEE

DIRECTOR/DEPARTMENT John Minto, Mayor

SUMMARY

National Manufacturing Day has been observed annually on the first Friday in October, to acknowledge the significant contributions of Manufacturing to the national, state, and local economy, and in recent years, this has been expanded into a month-long celebration of this industry. California Manufacturing Technology Consulting (CMTC) and its partners celebrate the entire month of October as Manufacturing Month California (CA), in recognition of California having the largest number of manufacturers in the nation, with over 37,000 firms representing virtually all manufacturing sectors.

Locally, East County Economic Development Council is hosting their 8th Annual East County Manufacturing Expo on October 3, 2023, to showcase the region's manufacturers, outreach to the future workforce on career opportunities in manufacturing, and provide educational and business resources. This will be the largest event recognizing the Manufacturing industry in the San Diego and Imperial County region. Santee is home to over 100 manufacturing companies which represent an important segment of the local economy and contribute both highly skilled and high paying jobs.

James Sly, CEO of the East County Economic Development Council, will be accepting the City Proclamation for Manufacturing Month CA for display at the Manufacturing Expo on October 3, 2023. A digital copy will also be sent to California Manufacturing Technology Consulting (CMTC) in recognition of Manufacturing Month CA.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Present the proclamation.

ATTACHMENTS

Proclamation





| Proclamation

WHEREAS, National Manufacturing Day has been observed annually on the first Friday in October, to acknowledge the significant contributions of Manufacturing to the national, state, and local economy, and in recent years, this has been expanded into a month-long celebration of this industry; and

WHEREAS, in recognition of California having the largest number of manufacturers in the nation, with over 37,000 firms representing virtually all manufacturing sectors, California Manufacturing Technology Consulting (CMTC) and its partners celebrate the entire month of October as Manufacturing Month California (CA); and,

WHEREAS, Manufacturing Month CA will provide an opportunity to highlight the Manufacturing industry throughout California, which produces an output of \$3.2 billion, and employs over 1.2 million Californians, with average wages of over \$112,000; and,

WHEREAS, East County Economic Development Council is hosting their 8th Annual East County Manufacturing Expo on October 3, 2023, to showcase the region's manufacturers, outreach to the future workforce on career opportunities in manufacturing, and provide educational and business resources; and


WHEREAS, the Santee community is fortunate to be the home of over 100 manufacturing companies which represent an important segment of the local economy, contributing both highly skilled and high paying jobs.

NOW, THEREFORE, I, John Minto, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim October 2023, as

“MANUFACTURING MONTH CA”

in the City of Santee and encourage all citizens to celebrate the importance of Manufacturing within our community and recognize the contributions of East County Economic Development Council and California Manufacturing Technology Consulting in support of this industry.

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



Mayor John W. Minto

MEETING DATE September 27, 2023

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

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk

SUMMARY

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

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

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

It is recommended that the Council waive the reading of all Ordinances and Resolutions in their entirety and read by title only.

ATTACHMENT

None



MEETING DATE September 27, 2023

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY
COUNCIL FOR THE AUGUST 23, 2023, REGULAR MEETING

DIRECTOR/DEPARTMENT Annette Ortiz, CMC, City Clerk

SUMMARY

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve Minutes as presented.

ATTACHMENT

Regular Meeting Minutes

- August 23, 2023

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
August 23, 2023**

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

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

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

INVOCATION was given by Carlton Hills Evangelical Lutheran Church – Reverend Andreas Walker-Thode

PLEDGE OF ALLEGIANCE was led by Stephanie Price.

CONSENT CALENDAR:

Vice Mayor Koval requested Item 6 be pulled for discussion. The City Clerk requested Items 1, 2, 4, and 6 be pulled for discussion.

- (1) **Item Pulled for Discussion.**
- (2) **Item Pulled for Discussion.**
- (3) **Approval of the Expenditure of \$88,359.77 for July 2023 Legal Services. (Finance – Jennings)**
- (4) **Item Pulled for Discussion.**
- (5) **Adoption of a Resolution Accepting the Citywide Crack Sealing Program 2023 (CIP 2023-04) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz) (Reso 099-2023)**
- (6) **Item Pulled for Discussion.**
- (7) **Adoption of a Resolution Prohibiting Parking of Vehicles Over Eight Feet in Height Between the Hours of 12 AM and 6 AM on Rockvill Street. (Engineering – Schmitz) (Reso 101-2023)**

ACTION: Council Member McNelis moved approval of the Consent Calendar and Agenda as amended.

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

(1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

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

(2) Approval of Payment of Demands as Presented. (Finance – Jennings)

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

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

(4) Adoption of a Resolution Authorizing the Filing of an Application for Housing Acceleration Program Cycle 2 Grant Funds from the San Diego Association of Governments and Authorizing the City Manager to Accept Grant Funding and Execute Grant Documents on Behalf of the City. (Planning – Coyne) (Reso 098-2023)

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

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

(6) Adoption of a Resolution Approving the Final Map for a Residential Subdivision Consisting of 38 Attached Condominiums and 15 Single-Family Dwelling Units (TM2016-3) and Authorizing the City Manager to

Execute the Associated Subdivision Improvement Agreement. Location: Prospect Avenue at Marrokal Lane. Applicant: KB Home Coastal, Inc. (Engineering – Schmitz) (Reso 100-2023)

The Engineering Director provided a PowerPoint presentation with assistance from the City Attorney and responded to Council questions.

PUBLIC SPEAKERS:

- Truth
- Lynda Marrokal

ACTION: Council Member Trotter moved approval of staff recommendation with prohibiting street parking on the west side of Marrokal Lane.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: No; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 1.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Truth spoke about the location of City Hall in relation to public transit; the lack of voter participation in the August 15, 2023, District 4 County Supervisor Special Election, Santee campaign finance disclosure documents and public security cameras on trails and the right to privacy.
- (B) Lynda Marrokal spoke about Gold Coast Premier Properties, WoodSprings Suites Hotel project.
- (C) Steven G. Sidlovsky, Citizens for Life and Peace, spoke about a Personhood Strategic Action Plan.
- (D) Suzanne Varco, Gold Coast Premier (did not speak).
- (E) Aaron Packard of Gold Coast Premier Properties, spoke about the WoodSpring Suites Hotel project.
- (F) Bryant Rumbaugh spoke about lack of engagement in society.

CONTINUED BUSINESS:

- (8) **Resolution Authorizing the City Manager to Execute a Professional Services Agreement with JET Advertising, LLC, to Design and Build a New Custom Website for the City of Santee. (City Manager – Best) (Reso 102-2023)**

The Marketing Manager provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Trotter moved approval of staff recommendation.

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

NEW BUSINESS:

- (9) Resolution Approving and Adopting the Santee Firefighters' Association (SFFA) 2023-2025 Memorandum of Understanding; and a Resolution Approving Amended Salary Schedules for SFFA Represented Fire Employees, General Employees, Management and Elected Officials to Reflect Salary Schedule Updates for FY 2023-2024 and Authorizing the Appropriation of \$966,830.00 to the Fiscal Year 2023-24 Adopted Operating Budget. (Human Resources – Freeman) (Reso 103-2023) (Reso 104-2023)

The Human Resource Director provided a PowerPoint presentation with assistance of the Finance Director and responded to Council questions.

PUBLIC SPEAKER:

- Truth

ACTION: Council Member McNelis moved approval of staff recommendation.

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

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Council Member Hall reported he attended the Smart Backyard Tour for Small Homes.

Vice Mayor Koval requested staff bring back a demonstration of the new Permitting Software.

Council Member McNelis gave thanks to Vice Mayor Koval and Council Member Hall for helping at Buddy's Backpacks Event and expressed the appreciation of the community for the project; he acknowledged Council Member Trotter for starting the program eight years ago; he also thanked the Santee Sheriff's Department and Captain for keeping the Santee Summer Concert Series safe.

Mayor Minto thanked the Salary Setting Advisory Committee for their work earlier in the year; he reported on attending the Santee Children's Business Fair; he attended a public hearing hosted by Darrell Issa regarding thirteen service members that were killed in the line of duty during the withdrawal from Afghanistan; he invited the community to the first annual East County X-Fest at Pathways Church parking lot on Saturday, August 26, 2023.

CITY MANAGER REPORTS:

The City Manager thanked Community Services Department for the efforts put into Summer Concert Series; she attended the 2nd Battalion, 1st Marines Division Halfway deployment party at Camp Pendleton; she reminded the community that the new permitting and service request system goes live on Tuesday, August 29, 2023; she also provided a brief report on the City's response to the recent tropical storm.

CITY ATTORNEY REPORTS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:06 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

MEETING DATE September 27, 2023

ITEM TITLE APPROVAL OF PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

FINANCIAL STATEMENT

Adequate budgeted funds are available for the Payment of Demands per the attached listing.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *For Cm*

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>
09/01/23	Accounts Payable	\$ 19,456.53
09/05/23	Accounts Payable	402,820.42
09/06/23	Accounts Payable	46.00
09/07/23	Accounts Payable	167,745.20
09/07/23	Accounts Payable	247,905.06
09/07/23	Accounts Payable	209,782.82
09/07/23	Payroll	500,051.53
09/08/23	Accounts Payable	45,246.82
09/12/23	Accounts Payable	148,392.44
09/13/23	Accounts Payable	<u>158,574.53</u>
	TOTAL	<u>\$1,900,021.35</u>

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



Heather Jennings, Director of Finance

vchlist
09/08/2023 1:12:59PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
270609	9/1/2023	10482 TRISTAR RISK MANAGEMENT	118516		WORKERS COMP LOSSES; JUL 23	19,456.53

Total : 19,456.53

1 Vouchers for bank code : ubgen

Bank total : 19,456.53

1 Vouchers in this report

Total vouchers : 19,456.53

Prepared by: 

Date: 9.8.23

Approved by: 

Date: 9/8/23

vchlist
09/13/2023 11:40:12AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
28359	9/5/2023	14942 CA DEPT OF HEALTH CARE SERVICE	1770206450		DHCS SLEMSA	402,820.42

Total : 402,820.42

1 Vouchers for bank code : ubgen

Bank total : 402,820.42

1 Vouchers in this report

Total vouchers : 402,820.42

Prepared by:



Date:

9/13/23

Approved by:



Date:

9/14/23

vchlist
09/06/2023 10:49:32AM


Voucher List
CITY OF SANTEE


Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134427	9/6/2023	15005 OFF-GRID SYSTEMS LLC	Ref000089362		CORRECT LICENSE TYPE	46.00
					Total :	46.00
					Bank total :	46.00
					Total vouchers :	46.00

1 Vouchers for bank code : ubgen

1 Vouchers in this report

Prepared by: 
Date: 9.6.23

Approved by: 
Date: 9/6/23

vchlist
09/07/2023 10:38:31AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
62615	9/7/2023	10956 FRANCHISE TAX BOARD	PPE 8/30/23 September Retiree		CA STATE TAX WITHHELD CA STATE TAX WITHHELD	41,665.32 46.00
					Total :	41,711.32
62644	9/7/2023	10955 DEPARTMENT OF THE TREASURY	PPE 8/30/23 Sept Retiree		FED WITHHOLD & MEDICARE FEDERAL WITHHOLDING TAX	125,822.88 211.00
					Total :	126,033.88
2 Vouchers for bank code : ubgen					Bank total :	167,745.20
2 Vouchers in this report					Total vouchers :	167,745.20

Prepared by: JucM
 Date: 9-7-23
 Approved by: E Bull
 Date: 9-8-23

vchlist
09/07/2023 11:56:52AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134428	9/7/2023	12903 AMERICAN FIDELITY ASSURANCE CO	2216909C		FLEXIBLE SPENDING ACCOUNT	2,568.03
					Total :	2,568.03
134429	9/7/2023	10334 CHLIC	3233777		HEALTH INSURANCE	223,388.08
					Total :	223,388.08
134430	9/7/2023	14458 METROPOLITAN LIFE INSURANCE	78250925		DENTAL INSURANCE	14,353.78
					Total :	14,353.78
134431	9/7/2023	10785 RELIANCE STANDARD LIFE	September 23		VOLUNTARY LIFE INSURANCE	476.09
					Total :	476.09
134432	9/7/2023	10424 SANTEE FIREFIGHTERS	PPE 8/30/23		DUES/PEC/BENEVOLENT/BC EXP	4,679.76
					Total :	4,679.76
134433	9/7/2023	10776 STATE OF CALIFORNIA	PPE 8/30/23		WITHHOLDING ORDER	449.53
					Total :	449.53
134434	9/7/2023	10776 STATE OF CALIFORNIA	PPE 8/30/23		WITHHOLDING ORDER	225.23
					Total :	225.23
134435	9/7/2023	10001 US BANK	PPE 8/30/23		PARS RETIREMENT	1,012.72
					Total :	1,012.72
134436	9/7/2023	14600 WASHINGTON STATE SUPPORT	PPE 8/30/23		WITHHOLDING ORDER	751.84
					Total :	751.84
9 Vouchers for bank code : ubgen						Bank total : 247,905.06
9 Vouchers in this report						Total vouchers : 247,905.06

Prepared by: J. Smith
 Date: 9-7-23
 Approved by: E. Bull
 Date: 9-7-23

vchlist
09/07/2023 1:21:25PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134437	9/7/2023	13198 3-D ENTERPRISES, INC	CIP 2022-40 RR		RETENTION RELEASE	91,506.54
					Total :	91,506.54
134438	9/7/2023	13321 ALPHA PROJECT FOR THE	0009193-IN	54412	ENCAMPMENT CLEAN UPS	1,451.60
					Total :	1,451.60
134439	9/7/2023	11460 ASBURY ENVIRONMENTAL SERVICES	1500-00951434	54490	WASTE DISPOSAL	5.00
					Total :	5.00
134440	9/7/2023	10293 AUTO ZONE INC	3347751089 3347789164	54463 54463	VEHICLE SUPPLIES VEHICLE SUPPLIES	38.75 207.19
					Total :	245.94
134441	9/7/2023	15006 BEACHY BEE TRAVEL	Ref000089363		CORRECT LICENSE TYPE	49.00
					Total :	49.00
134442	9/7/2023	12951 BERRY, BONNIE	September 1, 2023		RETIREE HEALTH PAYMENTS	91.00
					Total :	91.00
134443	9/7/2023	10569 CHARLENE'S DANCE N CHEER	410		INSTRUCTOR PAYMENT	4,644.00
					Total :	4,644.00
134444	9/7/2023	14527 CHAVEZ, NICOLAS	2023MSA-NIC		MSA CONFERENCE PER DIEM	72.75
					Total :	72.75
134445	9/7/2023	10032 CINTAS CORPORATION 694	4164664505	54468	MISC SHOP RENTALS	70.13
					Total :	70.13
134446	9/7/2023	12328 CINTAS CORP. #2	5166408167	54538	FIRST-AID KIT SERVICE	267.81
					Total :	267.81
134447	9/7/2023	10050 CITY OF EL CAJON	1119		HFTA FY 2023-24 1ST QTR	17,344.00
					Total :	17,344.00
134448	9/7/2023	10268 COOPER, JACKIE	September 1, 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134449	9/7/2023	14555 FIFTH ASSET INC DBA DEBTBOOK	DB2002862	54462	ANNUAL DEBTBOOK (SOFTWARE	9,000.00
Total :						9,000.00
134450	9/7/2023	10065 GLOBAL POWER GROUP INC	90139	54414	GENERATOR MAINT & REPAIRS	114.80
			90140	54414	GENERATOR MAINT & REPAIRS	114.80
			90141	54414	GENERATOR MAINT & REPAIRS	114.80
			90148	54414	GENERATOR MAINT & REPAIRS	114.80
			90160	54414	GENERATOR MAINT & REPAIRS	481.12
Total :						940.32
134451	9/7/2023	10066 GLOBALSTAR USA LLC	55612260		SATELLITE PHONE SERVICE	102.88
Total :						102.88
134452	9/7/2023	11881 GOODEN, CHRIS	2023MSA-CHRIS		MSA CONFERENE PER DIEM	144.50
Total :						144.50
134453	9/7/2023	11875 HALL, RONN	40061		MEETING SUPPLIES	30.48
Total :						30.48
134454	9/7/2023	10490 HARRIS & ASSOCIATES INC	59036	54461	COMPREHENSIVE DEV IMPACT FE	3,567.50
Total :						3,567.50
134455	9/7/2023	10070 HAWTHORNE CAT MACHINERY	PS000962800	54371	VEHICLE REPAIR PARTS	1,303.21
			PS020060210	54371	VEHICLE SUPPLIES	255.41
Total :						1,558.62
134456	9/7/2023	10073 HODGE PRODUCTS INC	0508311-IN	54532	PADLOCKS	1,214.01
Total :						1,214.01
134457	9/7/2023	10256 HOME DEPOT CREDIT SERVICES	4154758	54416	STATION SUPPLIES	224.88
			4163456	54416	STATION SUPPLIES	15.37
			5163449	54416	STATION SUPPLIES	42.33
			6163352	54416	STATION SUPPLIES	10.87
			9154844	54416	STATION SUPPLIES	21.40
Total :						314.85
134458	9/7/2023	10256 HOME DEPOT CREDIT SERVICES	5154863	54416	STATION SUPPLIES	8.37

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134458	9/7/2023	10256	10256 HOME DEPOT CREDIT SERVICES (Continued)			Total : 8.37
134459	9/7/2023	10204	LIFE ASSIST INC	1353261	54377 EMS SUPPLIES	6,800.51
						Total : 6,800.51
134460	9/7/2023	10174	LN CURTIS AND SONS	INV737033	54507 SAFETY APPAREL	2,267.24
						Total : 2,267.24
134461	9/7/2023	14505	LOPEZ, MARK ALLEN	08/10/2023	54378 SANTEE SUMMER CONCERT	875.00
						Total : 875.00
134462	9/7/2023	14208	MINUTEMAN PRESS EL CAJON	65080	54543 BUSINESS CARDS - HR	93.86
						Total : 93.86
134463	9/7/2023	10083	MUNICIPAL EMERGENCY SERVICES	IN1919824	54438 SAFETY APPAREL	521.16
						Total : 521.16
134464	9/7/2023	13369	NATIONWIDE MEDICAL	IN28427	54383 EMS SUPPLIES	458.00
						Total : 458.00
134465	9/7/2023	10308	O'REILLY AUTO PARTS	2968-170795	54384 VEHICLE REPAIR PARTS	93.99
				2968-171294	54384 VEHICLE REPAIR PARTS	180.04
				2968-171492	54384 VEHICLE REPAIR PARTS	27.17
						Total : 301.20
134466	9/7/2023	14614	PARADIGM MECHANICAL CORP	5773	54386 HVAC MAINT & REPAIRS	265.00
				5774	54386 HVAC MAINT & REPAIRS	165.00
				5776	54386 HVAC MAINT & REPAIRS	1,446.97
				5800	54386 HVAC MAINT & REPAIRS	240.41
				5801	54386 HVAC MAINT & REPAIRS	247.40
				5802	54386 HVAC MAINT & REPAIRS	351.40
				5803	54386 HVAC MAINT & REPAIRS	386.81
				5809	54386 HVAC MAINT & REPAIRS	209.93
				5810	54386 HVAC MAINT & REPAIRS	338.42
				5811	54386 HVAC MAINT & REPAIRS	214.49
				5812	54386 HVAC MAINT & REPAIRS	371.58
				5813	54386 HVAC MAINT & REPAIRS	380.71
				5814	54386 HVAC MAINT & REPAIRS	247.29

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134466	9/7/2023	14614 PARADIGM MECHANICAL CORP	(Continued)			
			5826	54386	HVAC MAINT & REPAIRS	254.51
			5830	54386	HVAC MAINT & REPAIRS	223.91
					Total :	5,343.83
134467	9/7/2023	10446 PLAY-WELL TEKNOLOGIES	24083		INSTRUCTOR PAYMENT	1,840.00
					Total :	1,840.00
134468	9/7/2023	12062 PURETEC INDUSTRIAL WATER	2101109	54508	DEIONIZED WATER SERVICE	234.85
					Total :	234.85
134469	9/7/2023	10278 RAMSEY, JOAN	September 1, 2023		RETIREE HEALTH PAYMENTS	91.00
					Total :	91.00
134470	9/7/2023	10095 RASA	5739	54512	MAP CHECK - PROSPECT ESTATE	510.00
					Total :	510.00
134471	9/7/2023	12237 RAYON, KYLE	September 1, 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
134472	9/7/2023	10798 RENSBERRY, SAM	2023MSA-SAM		2023 MSA CONFERENCE PER DIEM	144.50
					Total :	144.50
134473	9/7/2023	10570 SAN DIEGO COUNTY TRAINING	1300		ANNUAL MEMBERSHIP DUES	50.00
					Total :	50.00
134474	9/7/2023	10407 SAN DIEGO GAS & ELECTRIC	22373580042; AUG23 85097421694; AUG23		TRAFFIC SIGNALS CITY HALL GROUP BILL	7,649.65 18,403.97
					Total :	26,053.62
134475	9/7/2023	13171 SC COMMERCIAL, LLC	2450900-IN 2453903-IN	54395 54395	DELIVERED FUEL DELIVERED FUEL	601.41 670.95
					Total :	1,272.36
134476	9/7/2023	12223 SITEONE LANDSCAPE SUPPLY LLC	132753906-002 133388879-001 133661486-001 133738588-001	54420 54420 54420 54420	IRRIGATION PARTS IRRIGATION PARTS IRRIGATION PARTS IRRIGATION PARTS	841.09 573.60 64.39 899.95

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Voucher List
CITY OF SANTEE

Bank code : ubgen

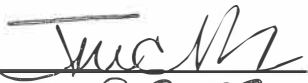

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134476	9/7/2023	12223 SITEONE LANDSCAPE SUPPLY LLC	(Continued)			
			133775113-001	54420	IRRIGATION PARTS	278.09
			133832080-001	54420	IRRIGATION PARTS	1,775.46
			134073236-001	54420	IRRIGATION PARTS	39.94
					Total :	4,472.52
134477	9/7/2023	10314 SOUTH COAST EMERGENCY VEHICLE	514905	54417	VEHICLE REPAIR PARTS	371.95
					Total :	371.95
134478	9/7/2023	14623 STEPHEN WADE CHEVROLET	3240485	54404	VEHICLE REPAIR PARTS	129.28
					Total :	129.28
134479	9/7/2023	10119 STEVEN SMITH LANDSCAPE INC	52170	54451	A 2 LANDSCAPE SERVICES	630.48
			52171	54406	A 3 LANDSCAPE SERVICES	770.60
			52421	54406	A 3 LANDSCAPE SERVICES	13,047.55
					Total :	14,448.63
134480	9/7/2023	10250 THE EAST COUNTY	00133395		INVITATION TO BID - CITY HALL PA	882.00
			00133729		NOTICE OF INTENT - SANTEE AUT	311.50
					Total :	1,193.50
134481	9/7/2023	13949 VENTEK INTERNATIONAL	139578		DISC GOLF MACHINE SUPPLIES	841.43
					Total :	841.43
134482	9/7/2023	10475 VERIZON WIRELESS	9941717133		WIFI SERVICE	1,292.33
					Total :	1,292.33
134483	9/7/2023	14965 WESTERN MICROGRAPHICS SYSTEMS	23926		WESTERN MICROGRAPHICS & IM/	7,242.75
					Total :	7,242.75
134484	9/7/2023	12930 WILLIAMS, ROCHELLE	September 1, 2023		RETIREE HEALTH PAYMENTS	91.00
					Total :	91.00
134485	9/7/2023	12641 WITTORFF, VICKY DENISE	September 1, 2023		RETIREE HEALTH PAYMENTS	31.00
					Total :	31.00
49 Vouchers for bank code : ubgen						Bank total : 209,782.82

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
49	Vouchers in this report					Total vouchers :	209,782.82

Prepared by: 
Date: 9/7/23
Approved by: 
Date: 9/7/23

PyBatch
09/05/2023 4:38:11PM

Payroll Processing Report
CITY OF SANTEE

8/17/2023 to 8/30/2023-1 Cycle b

EARNINGS SECTION				DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
wcnt	120.00		4,345.60	sb-1		81.84						
wctx	10.00		504.24	sb-3		72.39						
				sffa		3,997.38						
				sffapc		539.58						
				st1cs3	85,923.63	2,577.72	-2,577.72					
				st2cs3	14,516.64	435.50	-435.50					
				texlif		55.19						
				vaccpr		536.20						
				vaccpt		232.89						
				vcanpr		328.21						
				vcanpt		116.75						
				vgcipt		79.44						
				vision	10,721.49	555.23						
				voladd		31.26						
				voldis		234.94						
				vollad			238.06					
				vollif		238.06						
Grand Totals	<u>17,379.25</u>		<u>787,198.11</u>			<u>287,146.58</u>	<u>299,305.76</u>					

Gross:	787,198.11
Net:	500,051.53

<< No Errors / 27 Warnings >>

eBullis
9/5/23

Transfer

PPE 8/30/23

Paydate 9/17/23

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09/08/2023 12:57:17PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6497834	9/8/2023	14705 RHS MISSIONSQUARE	PPE 08/30/23		RETIREE HSA	5,101.31
					Total :	5,101.31
6896510	9/8/2023	14704 457 MISSIONSQUARE	PPE 08/30/23		ICMA - 457	40,145.51
					Total :	40,145.51
2 Vouchers for bank code : ubgen						Bank total : 45,246.82
2 Vouchers in this report						Total vouchers : 45,246.82

Prepared by: Jma M
Date: 9-8-23
Approved by: E. Bule
Date: 9-8-23

vchlist
09/12/2023 10:38:48AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
8235	9/12/2023	10353 PERS	8 23 5		RETIREMENT PAYMENT	148,392.44
Total :						148,392.44
1 V ouhers for bank code : ubgen						Bank total : 148,392.44
1 V ouhers in this report						Total vouchers : 148,392.44

Prepared by: *Juan M*
Date: 9-12-23
Approved by: *E. Bull*
Date: 9-13-23

vchlist
09/13/2023 2:04:29PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134486	9/13/2023	15008 AETNA BETTER HEALTH OF CA	ACID 1501		REFUND - AMBULANCE BILLING	106.28
					Total :	106.28
134487	9/13/2023	13456 AGRICULTURAL PEST CONTROL	709929	54346	PEST CONTROL SERVICES	135.00
			709930	54346	PEST CONTROL SERVICES	135.00
					Total :	270.00
134488	9/13/2023	11419 ANALYTICAL CHEMISTS INC	44516	54349	EQUIPMENT TESTING	135.00
					Total :	135.00
134489	9/13/2023	10516 AWARDS BY NAVAJO	0823240	54351	NAMETAGS	23.71
			0823251	54351	NAMETAGS	23.71
					Total :	47.42
134490	9/13/2023	12506 BEST, MARLENE	12506-1		PER DIEM FOR LEAGUE OF CA CIT	224.50
					Total :	224.50
134491	9/13/2023	15009 BLUESHIELD OF CA (CAID HMO)	ACID 565		REFUND - AMBULANCE BILLING	239.79
					Total :	239.79
134492	9/13/2023	13292 BORDER RECAPPING LLC	23-0090227-008	54413	TIRES	738.41
			23-0099671-008	54413	TIRES	563.33
					Total :	1,301.74
134493	9/13/2023	15010 BRAND NEW DAY	ACID 1812/3259		REFUND - AMBULANCE BILLING	1,008.93
					Total :	1,008.93
134494	9/13/2023	15011 CALIFORNIA DEPT OF HEALTH CARE	ACID 2643/1732/3142		REFUND - AMBULANCE BILLING	1,499.86
					Total :	1,499.86
134495	9/13/2023	10876 CANON SOLUTIONS AMERICA INC	4040701062	54482	SCANNER MAINTENANCE	117.11
			4040701063	54482	SCANNER MAINTENANCE	117.11
			4040701064	54482	PLOTTER MAINTENANCE & USAGE	27.75
			4040701065	54482	PLOTTER MAINTENANCE & USAGE	139.34
					Total :	401.31
134496	9/13/2023	10031 CDW GOVERNMENT LLC	LH42884	54511	TABLETS FOR HR USE	1,984.38

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Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134496	9/13/2023	10031 CDW GOVERNMENT LLC	(Continued)			
				54511		
			LL67710	54524	COMPUTER EQUIPMENT	3,968.75
			LL73421	54525	COMPUTER EQUIPMENT	1,402.80
					Total :	7,355.93
134497	9/13/2023	12349 CHOICE LOCKSMITHING	081723BPR	54483	LOCKSMITH SERVICES	189.35
			081723CH	54483	LOCKSMITH SERVICES	240.51
					Total :	429.86
134498	9/13/2023	15012 CIGNA HEALTHCARE	ACID 1443/963		REFUND - AMBULANCE BILLING	2,017.08
					Total :	2,017.08
134499	9/13/2023	10032 CINTAS CORPORATION 694	4165444316	54468	MISC SHOP RENTAL SERVICES	70.13
					Total :	70.13
134500	9/13/2023	15001 CITY OF SAN DIEGO OFFICE	1001		TRAINING REGISTRATION	300.00
					Total :	300.00
134501	9/13/2023	10040 COUNTYWIDE MECHANICAL SYSTEMS	60500	54360	PLUMBING REPAIRS	602.55
					Total :	602.55
134502	9/13/2023	10333 COX COMMUNICATIONS	038997401; SEP23 094486701; SEP23		9951 RIVERWALK DR CITY HALL GROUP BILL	57.00 3,390.08
					Total :	3,447.08
134503	9/13/2023	10046 D MAX ENGINEERING INC	8012	54166	WATER QUALITY MONITORING	2,034.87
					Total :	2,034.87
134504	9/13/2023	13129 DAVID TURCH AND ASSOCIATES	08072023	54477	LEGISLATIVE ADVOCACY SERVICE	5,000.00
					Total :	5,000.00
134505	9/13/2023	15016 DEIRANIEH, AMAL	ACID 1086		REFUND - AMBULANCE BILLING	14.99
					Total :	14.99
134506	9/13/2023	12655 DELL MARKETING LP	10692933397	54520	COMPUTER EQUIPMENT	10,978.42
					Total :	10,978.42

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134507	9/13/2023	14446 ENTERPRISE FM TRUST	STMT 2731		VEHICLE LEASING PROGRAM	5,743.04
					Total :	5,743.04
134508	9/13/2023	10291 ENVIRONMENTAL SYSTEMS RESEARCH	94546221	54530	GIS RENEWAL	30,920.00
					Total :	30,920.00
134509	9/13/2023	15017 HALL, MARJORIE	ACID 3443		REFUND - AMBULANCE BILLING	425.93
					Total :	425.93
134510	9/13/2023	11875 HALL, RONN	11875-1		PER DIEM FOR LEAGUE OF CA CIT	224.50
					Total :	224.50
134511	9/13/2023	15013 HEALTH NET OF CA	ACID 1838		REFUND - AMBULANCE BILLING	167.09
					Total :	167.09
134512	9/13/2023	15014 HEALTH NET OF CA (CAID HMO)	ACID 4510		REFUND - AMBULANCE BILLING	612.55
					Total :	612.55
134513	9/13/2023	14459 HMC GROUP	169585	53747	SANTEE COMMUNITY CENTER	16,070.40
					Total :	16,070.40
134514	9/13/2023	15015 KAISER PERMANENTE	ACID 1181		REFUND- AMBULANCE BILLING	1,155.00
					Total :	1,155.00
134515	9/13/2023	13223 KOVAL, LAURA	13223-1		PER DIEM FOR LEAGUE OF CA CIT	224.50
					Total :	224.50
134516	9/13/2023	15018 KRUGER, PATRICIA	ACID 2141		REFUND - AMBULANCE BILLING	50.00
					Total :	50.00
134517	9/13/2023	13851 LAWSON PRODUCTS, INC	9310856078	54435	VEHICLE SUPPLIES	596.76
					Total :	596.76
134518	9/13/2023	10174 LN CURTIS AND SONS	INV737779 INV738833	54437 54518	SAFETY APPAREL SAFETY EQUIPMENT	433.91 11,324.10
					Total :	11,758.01
134519	9/13/2023	10397 MAD SCIENCE OF SAN DIEGO	15000037		INSTRUCTOR PAYMENT	4,960.00

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Voucher List
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134519	9/13/2023	10397 10397 MAD SCIENCE OF SAN DIEGO	(Continued)			Total : 4,960.00
134520	9/13/2023	14477 MERCURY ENTERPRISES	INV188431	54380	EMS SUPPLIES	351.55
						Total : 351.55
134521	9/13/2023	15023 MICHELLE CUNETA	Ref000089615 Ref000089616		DUPLICATE APPLICATION REFUNC DUPLICATE APPLICATION REFUNC	56.00 105.00
						Total : 161.00
134522	9/13/2023	11783 MINTO, JOHN	11783-1		PER DIEM FOR LEAGUE OF CA CI1	224.50
						Total : 224.50
134523	9/13/2023	10507 MITEL TECHNOLOGIES INC / GREAT	34754342		MITEL MXE III CONTROLLER SATA	1,588.52
						Total : 1,588.52
134524	9/13/2023	10308 O'REILLY AUTO PARTS	2968-172929	54384	VEHICLE REPAIR PART	9.48
						Total : 9.48
134525	9/13/2023	10344 PADRE DAM MUNICIPAL WATER DIST	29700015; AUG23		CONSTRUCTION METER	343.25
						Total : 343.25
134526	9/13/2023	14614 PARADIGM MECHANICAL CORP	5786 5788	54386 54386	HVAC MAINT & REPAIRS FY23/24 HVAC MAINT & REPAIRS	365.00 605.00
						Total : 970.00
134527	9/13/2023	12533 PUBLIC AGENCY RISK	641		PARMA ANNUAL CONFERENCE	449.00
						Total : 449.00
134528	9/13/2023	10677 SANTEE CHAMBER OF COMMERCE	3112	54473	FALL 2023 SANTEE MAGAZINE AD\$	2,160.00
						Total : 2,160.00
134529	9/13/2023	10212 SANTEE SCHOOL DISTRICT	9429 9430	54480	SANTEE SCHOOL BUS FOR TEEN I SANTEE BUS TRANSPORTATION T	675.00 1,675.00
						Total : 2,350.00
134530	9/13/2023	13171 SC COMMERCIAL, LLC	2455279-IN 2457193-IN	54395 54395	DELIVERED FUEL DELIVERED FUEL	561.94 738.26

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134530	9/13/2023	13171 13171 SC COMMERCIAL, LLC	(Continued)			Total : 1,300.20
134531	9/13/2023	15020 SHARP COMMUNITY MEDICAL GRP	ACID multiple		REFUND - AMBULANCE BILLING	2,247.22
						Total : 2,247.22
134532	9/13/2023	15021 SHARP HEALTH PLAN	ACID 2655		REFUND - AMBULANCE BILLING	682.54
						Total : 682.54
134533	9/13/2023	13271 SHI INTERNATIONAL CORP	B17270572	54320	COMPUTER EQUIPMENT	15,869.70
						Total : 15,869.70
134534	9/13/2023	14240 SPICER CONSULTING GROUP	1409	54546	TAX ENROLLMENT SERVICES FY2:	7,000.00
						Total : 7,000.00
134535	9/13/2023	10217 STAPLES ADVANTAGE	3545240925	54403	OFFICE SUPPLIES	104.43
			3545375210	54402	OFFICE SUPPLIES - P&B, E	65.85
			3545561739	54403	OFFICE SUPPLIES	18.75
			3545561740	54335	FY 23/24 OFFICE SUPPLIES - FINAI	159.00
						Total : 348.03
134536	9/13/2023	15019 STEELE, GALE	ACID 913		REFUND - AMBULANCE BILLING	131.63
						Total : 131.63
134537	9/13/2023	10257 TYLER TECHNOLOGIES INC	045-432465	53803	PERMITTING SOFTWARE IMPLEME	6,660.00
			045-434939	53803	PERMITTING SOFTWARE IMPLEME	-740.00
						Total : 5,920.00
134538	9/13/2023	15022 UNITED HEALTHCARE	ACID 1544/2301/1212		REFUND - AMBULANCE BILLING	2,896.00
						Total : 2,896.00
134539	9/13/2023	10692 UNITED PARCEL SERVICE	000006150X333		SHIPPING CHARGE	43.97
						Total : 43.97
134540	9/13/2023	12480 UNITED SITE SERVICES	INV-01898376	54339	PORTABLE TOILET AND FENCE RE	135.38
						Total : 135.38
134541	9/13/2023	10642 USPS-POC	09062023		POSTAGE REIMBURSEMENT	1,813.79

vchlist
09/13/2023 2:04:29PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134541	9/13/2023	10642 10642 USPS-POC	(Continued)			Total : 1,813.79
134542	9/13/2023	10331 HDS WHITE CAP CONST SUPPLY	10018578283	54537	TOOLS, MATERIALS & SUPPLIES	1,185.25
					Total :	1,185.25
57 Vouchers for bank code : ubgen						Bank total : 158,574.53
57 Vouchers in this report						Total vouchers : 158,574.53

Prepared by: *[Signature]*
 Date: 9-13-23
 Approved by: *[Signature]*
 Date: 9-13-23

MEETING DATE September 27, 2023

ITEM TITLE **APPROVAL OF THE EXPENDITURE OF \$79,144.76 FOR AUGUST 2023 LEGAL SERVICES**

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

Legal services invoices proposed for payment for the month of August 2023 total \$79,144.76 as follows:

1) General Retainer Services	\$ 17,027.00
2) Labor & Employment	6,985.00
3) Litigation & Claims	5,242.45
4) Special Projects - General Fund	30,210.87
5) Special Projects – Other Funds	11,756.24
6) Third-Party Reimbursable Projects	7,923.20
Total	\$ 79,144.76

FINANCIAL STATEMENT

	AMOUNT	BALANCE
General Fund:		
Adopted Budget	\$ 811,300.00	
Revised Budget	811,300.00	
Prior Expenditures	(54,260.51)	
Current Request	(59,465.32)	\$ 697,574.17
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 95,000.00	
Revised Budget	95,000.00	
Prior Expenditures	(24,799.26)	
Current Request	(11,756.24)	\$ 58,444.50

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

Approve the expenditure of \$79,144.76 for August 2023 legal services and reimbursable costs.

ATTACHMENTS

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



**LEGAL SERVICES BILLING SUMMARY
AUGUST 2023**

Attachment 1

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer 1001.00.1201.51020	\$ 17,027.00 <u>17,027.00</u>	974784	
Labor & Employment: Labor & Employment 1001.00.1201.51020	<u>6,985.00</u> 6,985.00	974696	
Litigation & Claims: Litigation & Claims Allan Family Trust Litigation Parcel 4 Litigation 1001.00.1201.51020	1,164.45 3,436.00 642.00 <u>5,242.45</u>	974690 974697 974688	
Special Projects (General Fund): Community Oriented Policing Annual Municipal Code Update CEQA Special Advice Water Quality Prop 218 Parcel 4 Hotel Advanced Records Center Services for PRA Cannabis ADA Transition Plan Development Impact Fee Study Special Training SDG&E Streetlight Acquisition 1001.00.1201.51020	16,453.12 55.00 550.00 1,265.00 2,036.25 1,056.50 1,375.00 3,075.00 330.00 1,265.00 2,695.00 55.00 <u>30,210.87</u>	974671 974670 974677 974689 974693 974691 974686 974685 974692 974694 974687 974698	
Mobile Home Rent Control Commission Cuyamaca Street Right-of-Way Acquisition SLEMSA JPA	110.00 8,621.24 3,025.00 <u>11,756.24</u>	974672 974673 974674	2901.04.4106.51020 cip71402.30.05 5505.00.1901.51020
Third-Party Reimbursable: Lantern Crest (Applicant Initiated) MSCP Subarea Plan Santee Auto Center CUP Redevelopment of Carlton Oaks Golf Course Prospect Estates II Soapy Joe's Car Wash Mission Gorge Condos Park Center Apartments Paradise Warehouse	419.60 760.00 163.20 1,060.80 664.40 81.60 2,325.60 2,448.00 <u>7,923.20</u>	974695 974675 974681 974678 974676 974683 974684 974682	grd1352a.20.05 spp2101a.94.05 cup2210a.10.05 cup1906a.10.05 grd1341a.20.05 mr23001a.10.05 tm23002a.10.05 dr22005a.10.05 dr23002a.10.05
Total	<u>\$ 79,144.76</u>		

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

Attachment 2

Category	Adopted Budget	Revised Budget	Previously Spent Year to Date	Available Balance	Current Request Mo./Yr.	Amount
General Fund:						
General / Retainer	\$ 206,310.00	\$ 206,310.00	\$ 17,026.00	\$ 189,284.00	Aug-23	\$ 17,027.00
Labor & Employment	60,000.00	60,000.00	5,362.50	54,637.50	Aug-23	6,985.00
Litigation & Claims	50,000.00	50,000.00	2,263.15	47,736.85	Aug-23	5,242.45
Special Projects	494,990.00	494,990.00	29,608.86	465,381.14	Aug-23	30,210.87
Total	\$ 811,300.00	\$ 811,300.00	\$ 54,260.51	\$ 757,039.49		\$ 59,465.32
Other City Funds:						
MHFP Commission	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 10,000.00	Aug-23	\$ 110.00
Capital Projects	75,000.00	75,000.00	22,185.76	52,814.24	Aug-23	8,621.24
SLEMSA JPA	10,000.00	10,000.00	2,613.50	7,386.50	Aug-23	3,025.00
Total	\$ 95,000.00	\$ 95,000.00	\$ 24,799.26	\$ 70,200.74		\$ 11,756.24
Third-Party Reimbursable:						
Total			\$ 9,300.00			\$ 7,923.20

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

General Fund	\$ 54,260.51
Other City Funds	24,799.26
Applicant Deposits or Grants	9,300.00
Total	\$ 88,359.77

Total Proposed for Payment

General Fund	\$ 59,465.32
Other City Funds	11,756.24
Applicant Deposits or Grants	7,923.20
Total	\$ 79,144.76

MEETING DATE September 27, 2023

ITEM TITLE REJECTION OF CLAIM AGAINST THE CITY BY MELISSA PERRELL

DIRECTOR/DEPARTMENT Rida Freeman, Director of Human Resources 

SUMMARY

A claim was filed against the City of Santee by Melissa Perrell on August 2, 2023. The claimant alleges that on July 8, 2023, around 10:00 a.m., she was driving through a street construction area eastbound on Mast Blvd. in Santee, CA and experienced a flat tire due to a piece of metal becoming embedded in the tire.

The City's claims administrator (George Hills) reviewed and researched this claim and advised that no City liability exists.

The claim has been tendered to Padre Dam Municipal Water District and Orion Construction. Orion Construction has accepted the claim and has followed up with the claimant.

This claim has been reviewed by the City's Director of Human Resources, the City Attorney, and the City's third-party administrator, George Hills, prior to bringing it forward for consideration. The Director of Human Resources recommends the claim be rejected as provided in Government Code Section 913.

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

FINANCIAL STATEMENT 

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

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION 

Reject claims per Government Code Section 913

ATTACHMENT

None

MEETING DATE September 27, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL AUTHORIZING AN APPLICATION FOR A NEIGHBORHOOD REINVESTMENT PROGRAM GRANT FROM THE COUNTY OF SAN DIEGO FOR THE TOWN CENTER COMMUNITY PARK SYNTHETIC TURF SPORTS FIELD REPLACEMENT PROJECT

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services 

SUMMARY

The County of San Diego's Neighborhood Reinvestment Program provides grant funds to public agencies and nonprofit organizations for one-time community, social, environmental, educational, cultural or recreational needs. City staff intends to apply for this grant program to assist with the replacement of the artificial turf football field at Town Center Community Park East. Total project cost is \$605,472.00. The grant request is estimated to be \$513,000.00. The grant request will be adjusted based on local sports group contributions and includes \$35,000.00 from the Adopted Fiscal Year 2024-28 Capital Improvement Program budget for Sports Field & Court Improvements for FY 2023-24.

The current fields have been in use since October 2010. The fields have been reserved by various user groups 84% of days since opening. When not reserved the field sees heavy pickup or drop in type play. An average synthetic turf field's lifespan is 10 years. With regular care and maintenance staff has been able to extend the life by 3 years beyond the average.

FINANCIAL STATEMENT *AX*

There is currently no financial impact. If the City is awarded the grant, City contributing funds will be spent from the Sports Field & Court Improvement project in the Fiscal Year 2024-28 Capital Improvement Program.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *FOR CM S*

Approve the resolution authorizing City staff to apply for the Neighborhood Reinvestment Program grant and authorizing the City Manager to execute the application and all documents related to the Neighborhood Reinvestment Program grant.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, AUTHORIZING AN APPLICATION FOR A NEIGHBORHOOD
REINVESTMENT GRANT FROM THE COUNTY OF SAN DIEGO FOR THE
TOWN CENTER COMMUNITY PARK SYNTHETIC TURF SPORTS FIELD
REPLACEMENT PROJECT**

WHEREAS, the County of San Diego Neighborhood Reinvestment Program provides funding for nonprofits and public agencies for one-time community, social, environmental, educational, cultural or recreational needs; and

WHEREAS, the City of Santee intends to submit an application to the County of San Diego Neighborhood Reinvestment Program to help finance the replacement of a synthetic turf sports field at Town Center Community Park East; and

WHEREAS, a Resolution expressing the City Council's support for the grant application and designating the grant signatory is required by the County.

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

1. The City of Santee is a public agency under the laws of the State of California; and
2. City staff is hereby authorized to file an application with the County of San Diego for Neighborhood Reinvestment Program funding for the Synthetic Turf Sports Field Replacement during the County's 2023-24 fiscal year; and
3. The Santee City Manager is authorized to execute the grant application, grant agreement or any other related documents as required by the County of San Diego to receive funding under the Neighborhood Reinvestment Program.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 27th day of September 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

RESOLUTION NO. _____

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK

MEETING DATE September 27, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE THIRD AMENDMENT TO THE AGREEMENT WITH PARADIGM MECHANICAL CORP. FOR HVAC MAINTENANCE AND REPAIRS

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services *HH for NC*

SUMMARY On May 11, 2022, the City Council approved an agreement with Paradigm Mechanical Corp. ("Contractor") for HVAC Maintenance and Repairs for Fiscal Year 2022-23 in the amount of \$26,336.00 ("Agreement") after a formal bid process was completed per RFB #22/23-20061.

On February 22, 2023, the City approved the First Amendment to the Agreement to perform emergency replacement of a failed heating and air unit at Fire Station #5, increasing the Agreement amount by \$17,035.41 from \$26,336.00 to \$43,371.41 for Fiscal Year 2022-23.

On July 1, 2023, the City exercised its option to extend the Agreement, increasing the Agreement amount by \$1,606.50 from \$26,336.00 to \$27,942.50 for Fiscal Year 2023-24 to reflect an increase in the Consumer Price Index by 6.1%.

On August 23, 2023, the City approved the Second Amendment to the Agreement to replace a second failed HVAC unit at Fire Station #5 increasing the Agreement amount by \$16,428.50 from \$27,942.50 to \$44,371.00 for Fiscal Year 2023-24.

In response to a recent request for repair of one HVAC unit at Fire Station #4, it was determined the current unit has exceeded its life expectancy, a quote was requested from the Contractor for replacement of the unit. The Contractor provided a quote in the amount of \$13,350.00 for a new unit. Due to the uncertainty in existing connected systems, staff recommends that the City Council authorize the City Manager to approve additional expenditures for unforeseen issues in an amount not to exceed \$1,335.00, which is a 10% contingency, for a grand total of \$14,685.00.

Staff recommends that the City Council adopt the Resolution approving the Third Amendment to the Agreement, which will increase the not-to-exceed amount for Fiscal Year 2023-24 by \$14,685.00, from \$44,371.00 to \$59,056.00. This total not-to-exceed amount includes a 10% contingency in the amount not to exceed \$1,335.00 in case of additional expenditures for unforeseen issues.

ENVIRONMENTAL IMPACT

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



FINANCIAL STATEMENT *X8*

Funding for this contract is provided in the Fiscal Year 2023-24 Community Services Department operating budget.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *FOR EM*

Approve Resolution:

1. Approving Third Amendment to Contract with Paradigm Mechanical Corp. for HVAC Maintenance and Repairs Fiscal Year 2023-24, which will increase the contract sum by \$13,350.00 from \$44,371.00 to \$57,721.00 to replace one failed HVAC unit at Fire Station #4; and
2. Authorizing the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$1,335.00 (10% contingency); and
3. Authorizing the City Manager to execute all necessary documents to accomplish the purchase, removal and reinstall, and all required final touches to replace the failed HVAC unit at Fire Station #4 with Paradigm Mechanical Corp.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA RATIFYING REPAIR SERVICE EXPENDITURES, APPROVING
THE THIRD AMENDMENT TO THE AGREEMENT WITH PARADIGM
MECHANICAL CORP. FOR HVAC MAINTENANCE AND REPAIRS**

WHEREAS, on May 11, 2022, the City Council approved an agreement with Paradigm Mechanical Corp. (“Contractor”) for HVAC Maintenance and Repairs for Fiscal Year 2022-23 in the not-to-exceed amount of \$26,336.00 (“Agreement”); and

WHEREAS, on February 22, 2023, the City approved the First Amendment to the Agreement to increase Extra Work to perform emergency replacement of a failed heating and air unit at Fire Station #5 in the amount of \$17,035.41, increasing the not-to-exceed amount from \$26,336.00 to \$43,371.41 for Fiscal Year 2022-23 (“First Amendment”); and

WHEREAS, on July 1, 2023, the City exercised its option to extend the Agreement for 12 months through June 30, 2024 in accordance with Section 6 of the Agreement and increased the not-to-exceed amount to \$27,942.50 for Fiscal Year 2023-24 to reflect an increase in the Consumer Price Index in accordance with Section 7 of the Agreement; and

WHEREAS, on August 23, 2023, the City approved the Second Amendment to the Agreement to increase Extra Work to perform replacement of a failed HVAC unit at Fire Station #5, in the amount of \$16,428.50 maximum, increasing the total not-to-exceed amount from \$27,942.50 to \$44,371.00 for Fiscal Year 2023-24 (“Second Amendment”); and

WHEREAS, a quote was requested from Contractor to replace a failed HVAC unit at Fire Station #4, and such quote was reviewed and approved to be reasonable, in the amount of \$13,350.00, which if approved, would result in the increase of the not-to-exceed amount from \$44,371.00, to \$57,721.00 for Fiscal Year 2023-24; and

WHEREAS, due to the uncertainty of existing connected systems, staff recommends that the City Council authorize the City Manager to approve additional expenditures for unforeseen issues in an amount not to exceed \$1,335.00, which is a 10% contingency; and

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

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

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

Section 2. The City Council Authorizes the City Manager to execute the Third Amendment to the Agreement with Paradigm Mechanical Corp. for HVAC Maintenance

RESOLUTION NO. _____

and Repairs, which will increase the not-to-exceed amount by \$13,350.00, from \$44,371.00 to \$57,721.00 for Fiscal Year 2023-24 to replace the failed HVAC unit at Fire Station #4, and include a 10% contingency in the amount not to exceed \$1,335.00 in case of additional expenditures for unforeseen issues.

Section 3. This action is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to section 15301 (maintenance of existing structures, facilities or mechanical equipment).

Section 4. If any provision of this Resolution, to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

Section 5. 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 27th day of September 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:


ANNETTE ORTIZ, CITY CLERK

MEETING DATE

September 27, 2023

ITEM TITLE PUBLIC HEARING FOR TENTATIVE MAP TM-2023-0001, DEVELOPMENT REVIEW PERMIT DR-2023-0001 AND DENSITY BONUS DB-2023-0001 FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 17 UNITS AND RELATED SITE IMPROVEMENTS ON A 0.65-ACRE LOT LOCATED AT 8932 1ST STREET (APN 384-106-16) IN THE TOWN CENTER SPECIFIC PLAN AREA WITH A HIGH DENSITY RESIDENTIAL (R-22) LAND USE DESIGNATION AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION. (APPLICANT: SAN DIEGO HABITAT FOR HUMANITY, INC.)

DIRECTOR/DEPARTMENT

 Sandi Sawa / Planning and Building Department

SUMMARY

The project is a request by San Diego Habitat for Humanity, Inc. for a Tentative Map (TM-2023-0001), Development Review Permit (DR-2023-0001), and Density Bonus (DB-2023-0001) for a proposed 17-unit, three-story multifamily residential project on a 0.65-acre property developed with a single-family home at 8932 1st Street in the Town Center (TC) Zone (APN 384-106-16). The property has a Town Center Specific Plan land use designation of High-Density Residential (R-22), which allows for a residential density of 22 to 30 dwelling units per acre. The project requests four Density Bonus development standards reductions/waivers to waive the individual unit private storage space requirement, reduce the minimum setbacks for the residential buildings and trash enclosures and to reduce minimum parking requirements.

The project would provide five residential buildings, with two 1-bedroom units (665 square feet each), two 3-bedroom units (1,385 square feet each) and thirteen 4-bedroom units (1,584 square feet each). The thirteen 4-bedroom units will be built as townhome-style units with attached garages. The other units would be configured in buildings with 1-bedroom flats on the first floor and 3-bedroom units on the second and third floors, with parking for all of these units provided as surface parking. The project is required to provide 37 parking spaces and with a density bonus development standard reduction is proposing eight surface and 26 garage spaces. Primary access would be provided via an existing alley and a new driveway from 1st Street. The project would provide a private driveway/fire lane, surface parking, a tot lot, a community open space area, and landscaping.

ENVIRONMENTAL REVIEW

The project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332; Class 32 of the CEQA Guidelines (In-fill Development), because the project is consistent with the General Plan and Zoning Ordinance, is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects on traffic, noise, air quality or water quality, and can be served by all required utilities and public services. None of the exceptions to the Class 32 exemption found in State CEQA Guidelines Section 15300.2 apply to the project.



FINANCIAL STATEMENT #8

Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$392,111.52.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION For CM S

1. Conduct and close the Public Hearing; and
2. Find that Tentative Map TM-2023-0001, Development Review Permit DR-2023-0001 and Density Bonus DB-2023-0001 will not have a significant effect on the environment; approve the Notice of Exemption prepared in accordance with CEQA; authorize a filing of the Notice of Exemption; and
3. Adopt the attached resolution approving Tentative Map TM-2023-0001; and
4. Adopt the attached resolution approving Development Review Permit DR-2023-0001 and Density Bonus DB-2023-0001.

ATTACHMENTS

Staff Report
Aerial Vicinity Map
Project Plans
Class 32 CEQA Exemption Checklist
Resolutions

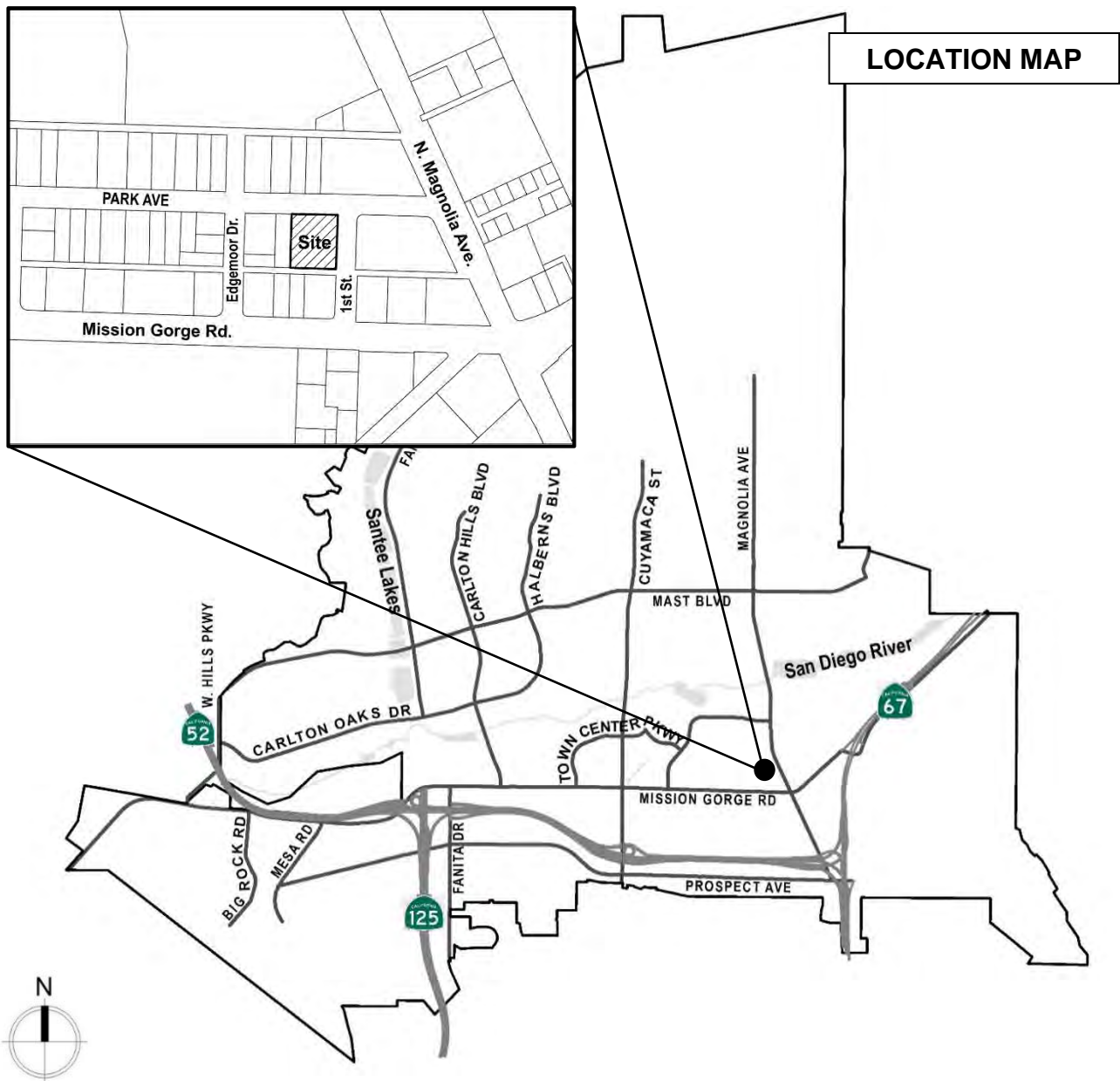
STAFF REPORT

PUBLIC HEARING FOR TENTATIVE MAP TM-2023-0001, DEVELOPMENT REVIEW PERMIT DR-2023-0001 AND DENSITY BONUS DB-2023-0001 FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 17 UNITS AND RELATED SITE IMPROVEMENTS ON A 0.65-ACRE LOT LOCATED AT 8932 1ST STREET (APN 384-106-16) IN THE TOWN CENTER SPECIFIC PLAN AREA WITH A HIGH DENSITY RESIDENTIAL (R-22) LAND USE DESIGNATION AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION.

APPLICANT: SAN DIEGO HABITAT FOR HUMANITY, INC.

**CITY COUNCIL MEETING
SEPTEMBER 27, 2023**

Notice of the Public Hearing was published in the East County Californian on September 15, 2023 and 24 adjacent owners or residents of property within 300 feet of the request and other interested parties were notified by U.S. Mail on September 13, 2023.



A. SITUATION AND FACTS

1. Requested by San Diego Habitat for Humanity Inc.
2. Land Owner..... San Diego Habitat for Humanity Inc.
3. Type and Purpose of Request 17-unit Affordable Multifamily Housing Project
4. Location 8932 1st Street
5. Site Area 0.65 acre
6. Number of lots One
7. Hillside Overlay No
8. Existing Zoning..... Town Center - Residential 22-30 DU/AC (TC-R-22)
9. Surrounding Zoning North: TC-R-22
South: General Commercial (GC)
East: General Commercial
West: TC-R-22
10. General Plan Designation Town Center (TC)
11. Existing Land Use..... Single-family home
12. Surrounding Land Use..... North: Single-family homes and Santee United Methodist Church
South: Auto services
East: Pharmacy
West: Single-family homes
13. Terrain Generally flat
14. Environmental Status The project is exempt from the California Environmental Quality Act ("CEQA") pursuant to the State CEQA Guidelines Section 15332, In-Fill Development
15. APN..... 384-106-16
16. Within Airport Influence Area Within Airport Influence Area 1; within an Airport Safety Zone 6.

B. BACKGROUND

Existing Conditions:

The 0.65-acre project site is located at 8932 1st Street, on the southwest corner of 1st Street and Park Avenue and approximately 400 feet west of Magnolia Avenue. The site is currently used for a single-family home and surrounded by development. The project site is adjacent to single-family homes and the Santee United Methodist Church to the north, a pharmacy to the east, automobile services to the south, and single-family homes to the west.

C. PROJECT DESCRIPTION

Overview:

The proposed project is a 17-unit, three-story multifamily residential development distributed in five buildings on a 0.65-acre property located at 8932 1st Street in the City's Town Center Specific Planning Area with a land use designation of R-22 (22-30 dwelling units per acre) on property further identified by Assessor's Parcel Number (APN 384-106-16). The project would provide two, one-bedroom units (665 square feet), two, three-bedroom units (1,385 square feet) and 13 four-bedroom townhome units (1,584 square feet). All units will be affordable to low-income households earning less than 80% of the area median income for a family of four which is currently \$110,250. The maximum building height would be 38 feet, one inch. The project is proposing 26 garage spaces and eight surface parking spaces with five accessible spaces. The project is conditioned to provide a Level 2 electric vehicle charger in each garage in accordance with the Zoning Ordinance and Santee Sustainable Plan. In addition, five electrical vehicle charging stations will be provided in the surface parking area. Primary access would be provided via one main entrance from 1st Street and an existing alleyway that parallels Park Avenue.

The development would include approximately 6,846 square feet (24.03% of the site) of ornamental landscaping throughout the project site, including 34 shade and accent trees and a variety of shrubs and succulents. A common open space would be provided, including a tot lot, picnic tables, benches, and planted areas.

Zoning Requirements:

This site has a General Plan designation of Town Center, is zoned Town Center (TC) and is governed by the Town Center Specific Plan (TCSP) initially adopted in 1986 with subsequent amendments. This site's Town Center Specific Plan land use designation was recently amended as part of the 6th Cycle Housing Element to provide a density range of 22 to 30 dwelling units per acre. The base document for determining allowable uses, as well as, development standards is the Town Center Specific Plan; however, there are additional uses and standards supplemented by the Zoning Ordinance.

D. ANALYSIS

General Plan Consistency:

This project is consistent with the goals, objectives, and policies of the General Plan. As the project would provide affordable housing with a variety of unit sizes, 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 site is on the Housing Element Sites Inventory and as an affordable housing project, will contribute to the City’s lower-income housing needs.

Town Center Specific Plan (TCSP) and Zoning Ordinance Consistency:

This project is consistent with the goals and objectives of the TCSP. The building design is partially compatible with the adjacent multifamily buildings, which features roof shingles and painted stucco. Architectural design features emphasize an urban character, such as shingle siding finishes, modern roofs, and metal railings. The project provides landscape buffers from the public right-of-way and adjacent residential sites. The proposed multifamily residential use is also consistent with allowed uses in the Town Center Specific Plan – Land Use Matrix.

Development Standards

The project is consistent with most of the development standards of the TCSP and the Zoning Ordinance for the High Density Residential (R-22) Zone. The project requests a Density Bonus development standard waiver to the individual unit 150 cubic feet private storage requirement and three development standards reductions: 1) to reduce the minimum setbacks for the residential (main) buildings; 2) to reduce the minimum setbacks for accessory structures (trash enclosures); and 3) to reduce minimum parking requirements. Table 1 shows the development standards and Density Bonus standard reduction requests.

Table 1: Development Standards Summary (R-22)

	Required	Proposed
Density	22-30 dwelling units/acre	28 dwelling units /acre
Maximum Coverage	70%	38.5%
Maximum Height	55 feet (five stories)	38 feet 1 inch (three stories)
Total Parking	37	34
Resident Parking	33	34
Guest Parking	4	0
Covered Parking	17	26
EV Parking (Surface)	1	5
Setbacks (Main Buildings)		
Front	10 feet	7 feet 2 inches
Side (1st)	10 feet	10 feet
Side (2nd)	10 feet	5 feet
Rear	10 feet	8 feet 11 inches

Setbacks (Accessory Structures)		
Front	10 feet	148 feet
Exterior Side	10 feet	144 feet
Interior Side	4 feet	1 foot 5 inches
Rear	4 feet	10 feet

Architectural Style

The proposed development would introduce a unique design aesthetic to the Town Center with contemporary architecture in a modern/industrial style with varying rooflines and forms, including gabled and cross-gabled roofs with varying slope ratios. The main building finish would be shingle siding. The elevations will utilize a color palette of orange, dark yellow, gray, black and white, with each building having its own color theme to avoid duplication of colors and to add visual interest to the site. Combined with a colorful palette of trees, shrubbery and vegetative groundcover, the proposed project would offer a visually attractive residential development that enhances the area and the Town Center.

Compatibility Adjacent Land Uses

Located in a transitional zone between varying residential scales and commercial uses, the project is designed to enhance this existing urban form. The proposed development would add a new type of housing into the Town Center area and will serve as a prototype for development along Park Avenue, which primarily consists of large lot single-family homes, but is zoned for multifamily (R-22) residential development. Future residents of the proposed development would have quick access to public transportation with a bus stop less than 200 feet from the site along Mission Gorge Road and with the trolley station located less than a mile from the site.

Parking & Access

The parking standard for multifamily residential uses, as outlined in Section 13.24.040 of the Zoning Ordinance, is one and one-half space for each studio or one-bedroom unit and two spaces for each two or more bedroom units for resident parking; and one space for every four units for guest parking. The project would have two one-bedroom units, two three-bedroom units, and 13 four-bedroom units (17 units) equating to a total of 37 required parking spaces, 33 of which are required for resident parking and four of which are required to be reserved for guests. As part of the Density Bonus development standard reduction request, the proposed project is requesting a reduction in the parking requirement, which includes eliminating the four guest parking spaces that would otherwise be required. As such, the project would provide a total of 34 resident parking spaces. In addition, the Zoning Ordinance requires that every unit have at least one parking space in a garage or carport, which equates to a total of 17 required covered spaces for the proposed project. The site plan shows 26 spaces to be in garages and eight as surface parking spaces. The Zoning Ordinance requires that of the required guest parking, 13% be dedicated for electric vehicle (EV) charging, which equates to one guest EV space required for the development; a total of five EV spaces in the surface parking area are proposed. Each garage is also required to provide a Level 2 EV charger. Access to the site will be from one primary drive-approach along 1st Street and an existing alley.

Traffic

The proposed project would generate approximately 102 daily vehicle trips, with approximately 10 percent, or 10 trips, would occur during the peak hour. The project has been evaluated for traffic impacts by the Traffic Engineer and the surrounding roadways and intersections have been deemed to be adequately sized to accommodate the additional vehicular traffic that would be generated by the proposed development.

Safe Routes to School:

This project would be served by Hill Creek School for grades K-8th, and Santana High School. The project would install new sidewalks along Park Avenue and 1st Street. Students would need to cross Magnolia Avenue at the intersection with Mission Gorge Road to cross onto the sidewalk along the eastern side of Magnolia Avenue, as Magnolia Avenue has segments without sidewalks on its western side. As such, the prospective routes to both schools have sidewalks along their entire lengths. However, both schools are distant from the site; both schools are located approximately 1.5 miles by foot from the subject site. As part of the Town Center Specific Plan Update currently underway, new development will be required to provide infrastructure with improved pedestrian connectivity in the Town Center and, as such, improved and safer routes to school will be available to future residents of the Town Center upon project buildout.

Drainage:

Biofiltration landscape planters and permeable pavers would be installed throughout the building area to minimize the total on site impervious area. All public right-of-way drainage patterns will be unchanged in the proposed condition. All proposed site drainage will ultimately reach the northwest corner of the site in the Park Avenue flowline where it will follow the existing drainage flow path. The project would modify on-site drainage; however, it would not alter the course of an existing stream or river that would result in on- or off-site erosion or siltation or otherwise impact riparian or other natural resources. On-site stormwater collection would be designed to retain design capture volumes for the project, and, as such, runoff volumes are controlled to match existing conditions.

Development Impact Fees:

The proposed development would trigger development impact fees as listed below:

Drainage	\$39,504.00
Traffic.....	\$45,488.00
Traffic Signal.....	\$4,704.00
Park-in-Lieu	\$141,936.00
Public Facilities	\$116,608.00
<u>RTCIP Fee.....</u>	<u>\$43,871.52</u>
Total	\$392,111.52

Environmental Status:

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332; Class 32 of the CEQA Guidelines (In-fill Development), because the project is consistent with the General Plan and Zoning Ordinance, is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects on traffic, noise, air quality or water quality, and can be served by all required utilities and public services.

E. STAFF RECOMMENDATION

- 1) Conduct and close the public hearing; and
- 2) Find Tentative Map TM-2023-0001, Development Review Permit DR-2023-0001, and DB-2023-0001 Categorically Exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
- 3) Approve Tentative Map TM-2023-0001 per the attached Resolution; and
- 4) Approve Development Review Permit DR-2023-0001 and Density Bonus DB-2023-0001 per the attached Resolution.

AERIAL VICINITY MAP

8932 1st Street

Tentative Map TM-2023-0001, Development Review DR-2023-0001
Density Bonus DB-2023-0001



ABBREVIATIONS

Table of abbreviations for construction and architectural terms, including symbols and their corresponding full names.

DRAFTING SYMBOLS

Table of drafting symbols and their corresponding full names, including symbols for doors, windows, and structural elements.

Main project information table containing project details such as address, density, lot coverage, parking requirements, and unit specifications.



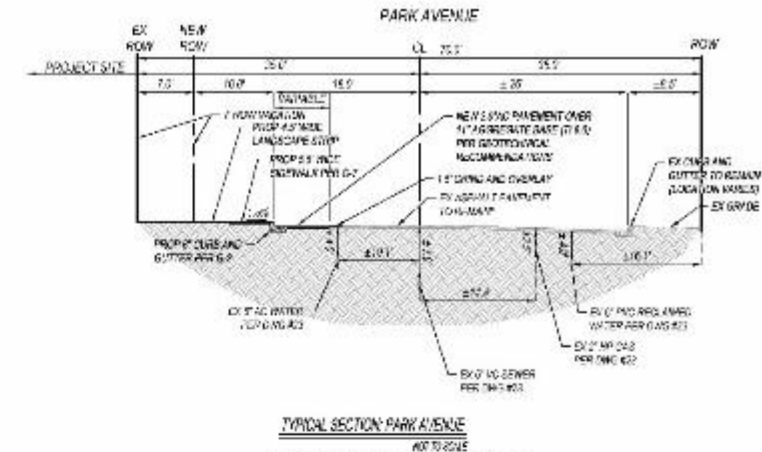
HABITAT SANTEE
8932 1ST ST. SANTEE, CA 92071

THIS PROJECT INCLUDES A DENSITY BONUS ESTABLISHED PURSUANT TO SECTION 65915 ET SEQ. OF THE CALIFORNIA GOVERNMENT CODE.

Table containing project data, project team information, sheet index, and a vicinity map of the project location.

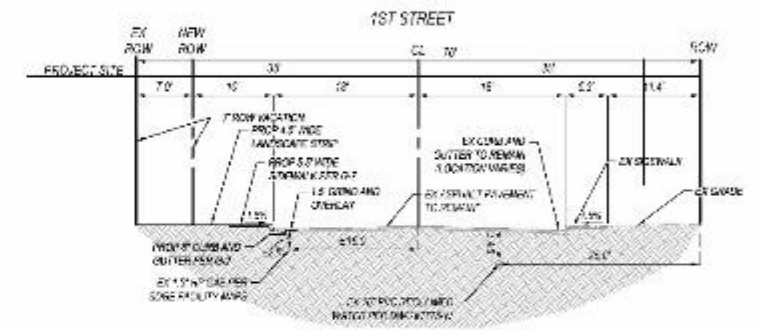
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8932 1ST STREET, SANTEE, CA 92071
TENTATIVE MAP #TM2023-1



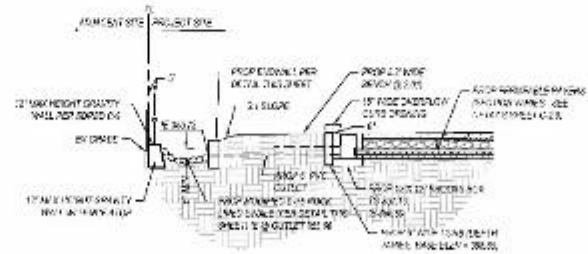
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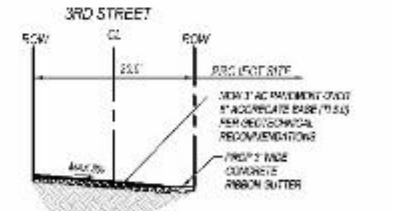


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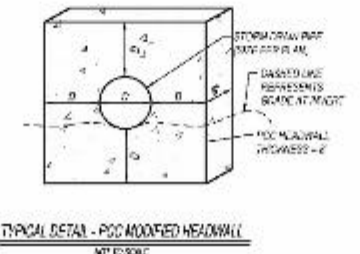
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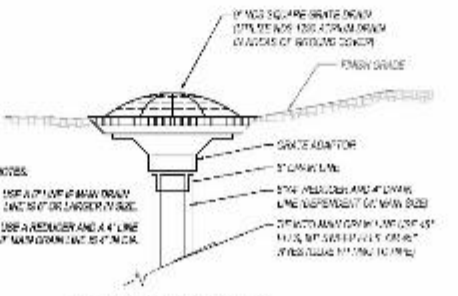
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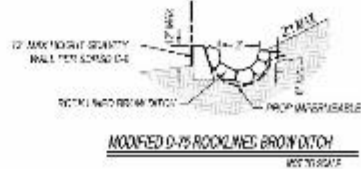
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NOT TO SCALE

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project title
HABITAT SANTEE
8932 1ST ST. SANTEE, CA 92071

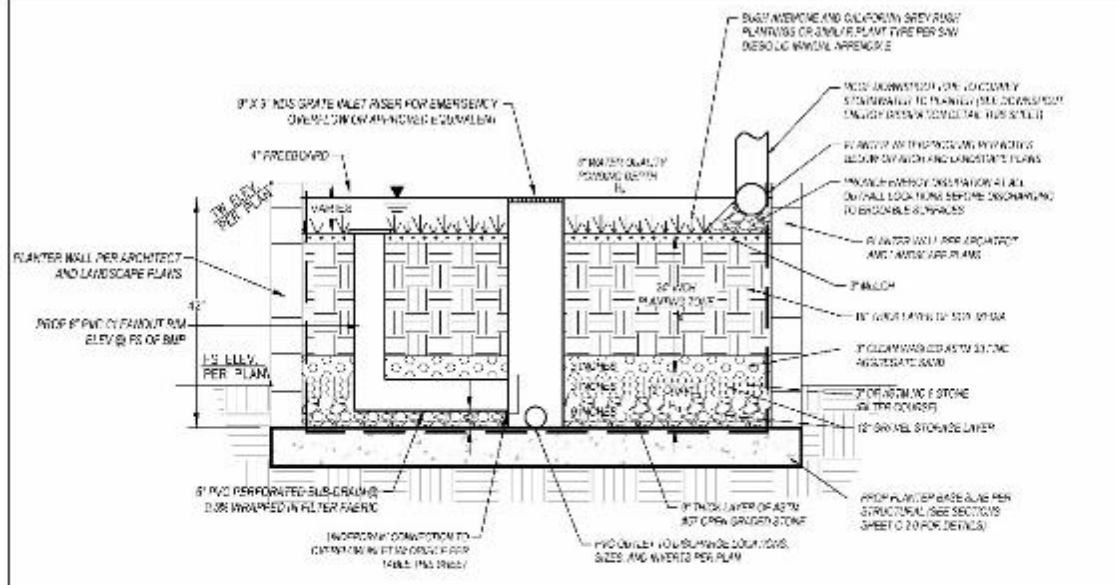


DETAILS AND TYPICAL SECTIONS
Stephen Dalton Architects
444 S. CEDROS BLVD. SUITE 100
SOLANA BEACH, CA 92075
T: 951.792.9900 | F: 951.792.9910

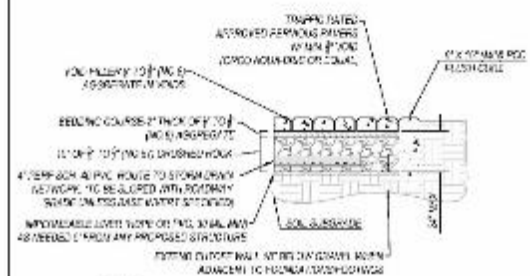
job no. **3741**
date

sheet
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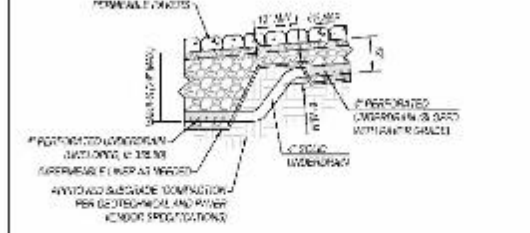
8932 1ST STREET, SANTEE, CA 92071
TENTATIVE MAP #TM2023-1



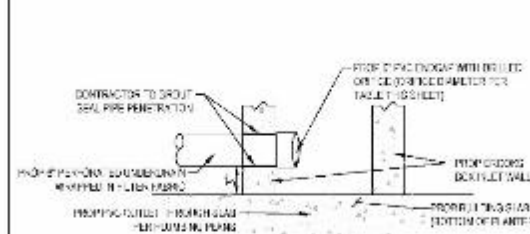
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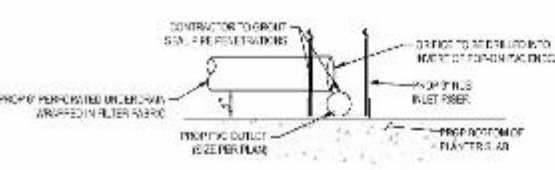
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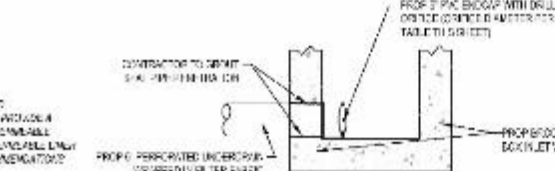
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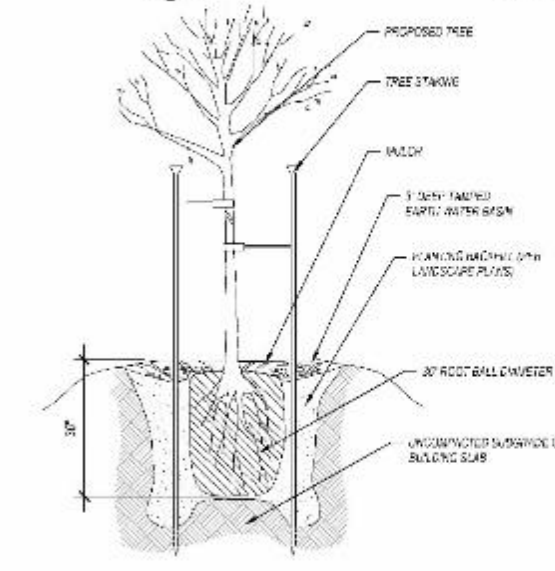
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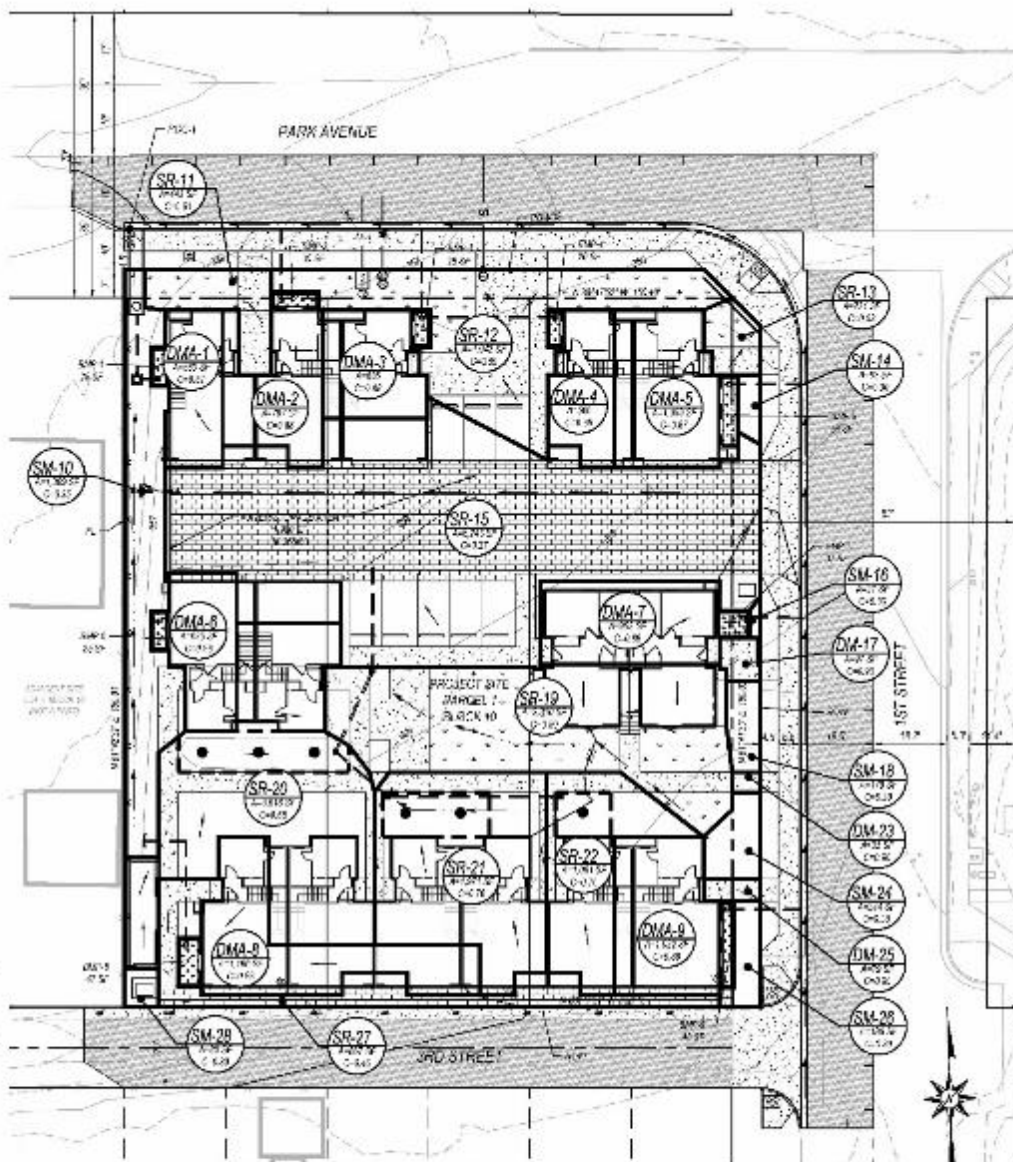
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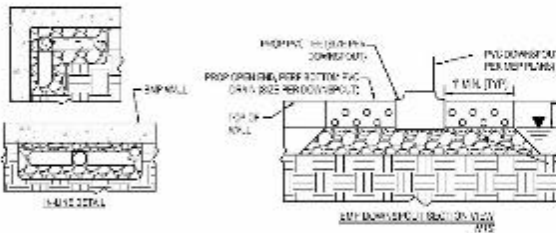
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NOT TO SCALE



TREE WELL PLANTER DETAIL
NOT TO SCALE



POST CONSTRUCTION BMP PLAN
SCALE 1\"/>



DOWNSPOUT ENERGY DISSIPATION OUTLET DETAILS
NOT TO SCALE

CONTRACTOR REQUIREMENTS FOR ENGINEER OF WORK POST-CONSTRUCTION BMP CERTIFICATION

1. THE CONTRACTOR IS TO CONDUCT ALL REQUIRED INSPECTIONS ON THE BLM PROJECT TO VERIFY THE QUALITY AND INSTALLATION OF ALL BMPs.
2. THE CONTRACTOR IS TO PROVIDE A COPY OF THE POST-CONSTRUCTION BMP CERTIFICATION TO THE ENGINEER OF WORK AT THE TIME OF SUBMITTING THE FINAL AS-BUILT DRAWINGS.
3. THE CONTRACTOR IS TO MAINTAIN ALL BMPs IN GOOD WORKING ORDER THROUGHOUT THE LIFE OF THE PROJECT.

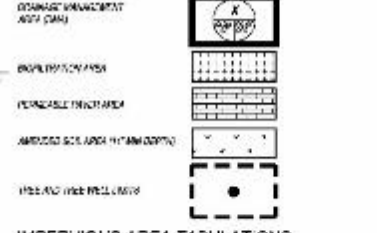
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2. ALL BIOFILTRATION PLANTERS SHALL BE WATERPROOFED TO PREVENT LEAKAGE OF WATER INTO THE UNDERDRAIN SYSTEM.
3. ALL BIOFILTRATION PLANTERS SHALL BE WATERPROOFED TO PREVENT LEAKAGE OF WATER INTO THE UNDERDRAIN SYSTEM.

ADDITIONAL WATER PROOFING NOTES

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2. ALL BIOFILTRATION PLANTERS SHALL BE WATERPROOFED TO PREVENT LEAKAGE OF WATER INTO THE UNDERDRAIN SYSTEM.
3. ALL BIOFILTRATION PLANTERS SHALL BE WATERPROOFED TO PREVENT LEAKAGE OF WATER INTO THE UNDERDRAIN SYSTEM.

LEGEND:



IMPERVIOUS AREA TABULATIONS:

PERMANENT POST-CONSTRUCTION BMP NOTES:

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PERMANENT POST-CONSTRUCTION BMP NOTES:

project title
HABITAT SANTEE
8932 1ST ST. SANTEE, CA 92071



Stephen Dalton Architects
444 S. GILBERT ST. SUITE 100
SAN ANTONIO, TX 78207
TEL: 214.343.1111 FAX: 214.343.1112

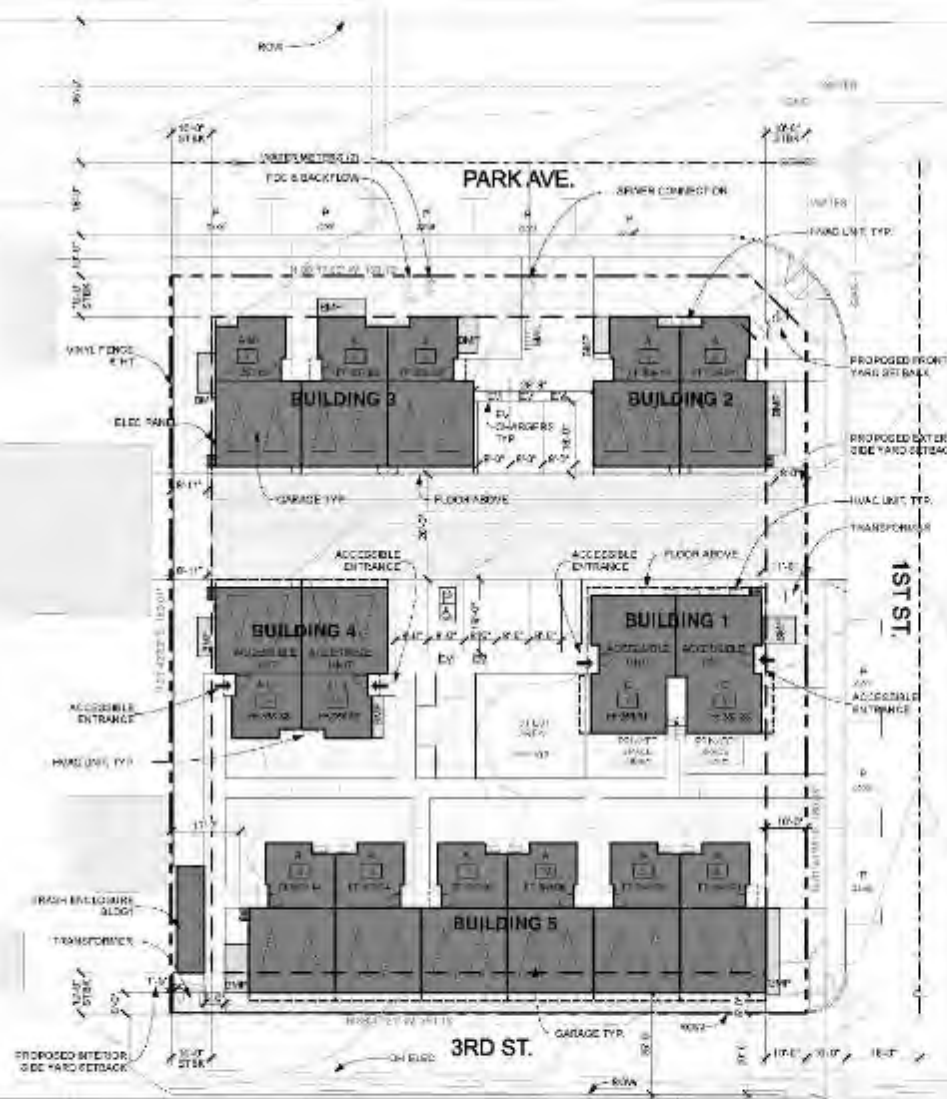
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sdpa
ARCHITECTS

Job no. 3741
date

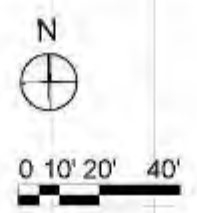
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CHECKED BY: [Name]

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PASCO LARET SUITER & ASSOCIATES
San Diego | Solana Beach | Orange County
Phone 858.259.8212 | www.plsengineering.com



2 ACCESSIBILITY



1 ARCHITECTURAL SITE PLAN

ACCESSIBLE PLAN LEGEND	
	ACCESSIBLE PATH OF TRAVEL
	ACCESSIBLE LOADING AREA
	ON-SITE ACCESSIBLE PARKING SPACE
SITE PLAN LEGEND	
	PROPOSED BUILDING FOOTPRINT
	PROPOSED RAMP
	PROPOSED PAVING
	PROPOSED PAVING
	PROPOSED PAVING
	PROPOSED PAVING
	PROPOSED PAVING
	PROPOSED PAVING

HABITAT SANTEE
8932 1ST ST., SANTEE, CA 92071

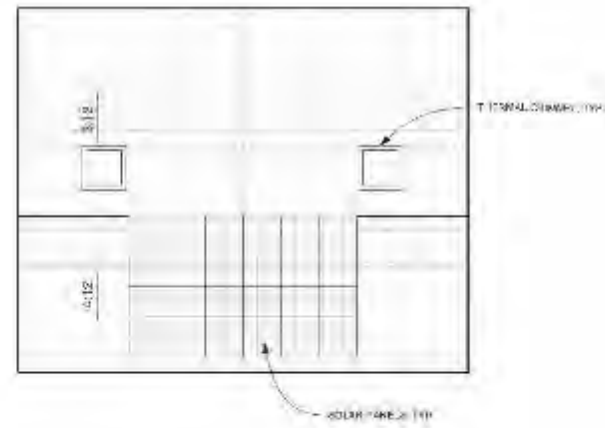


ARCHITECTURAL SITE PLAN
Stephen Dalton Architects
444 S. CEDAR ST., SUITE 190
SOLANA BEACH, CA 92688
P: 949.754.3350 F: 949.752.2516

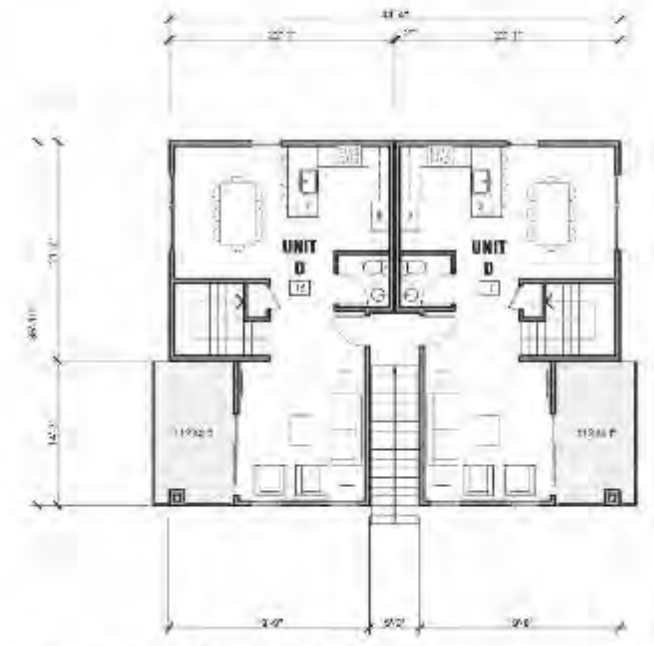


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PROJECT
DESCRIPTION

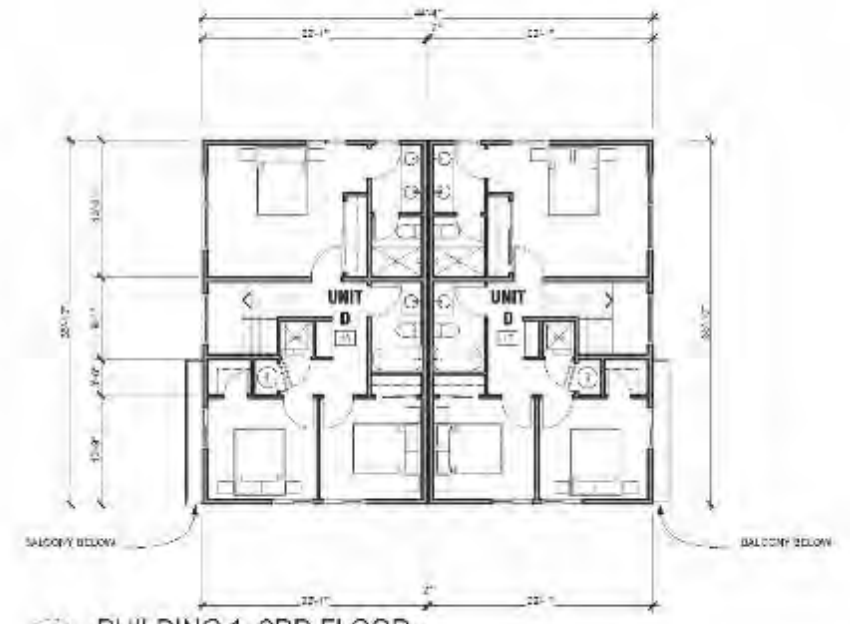
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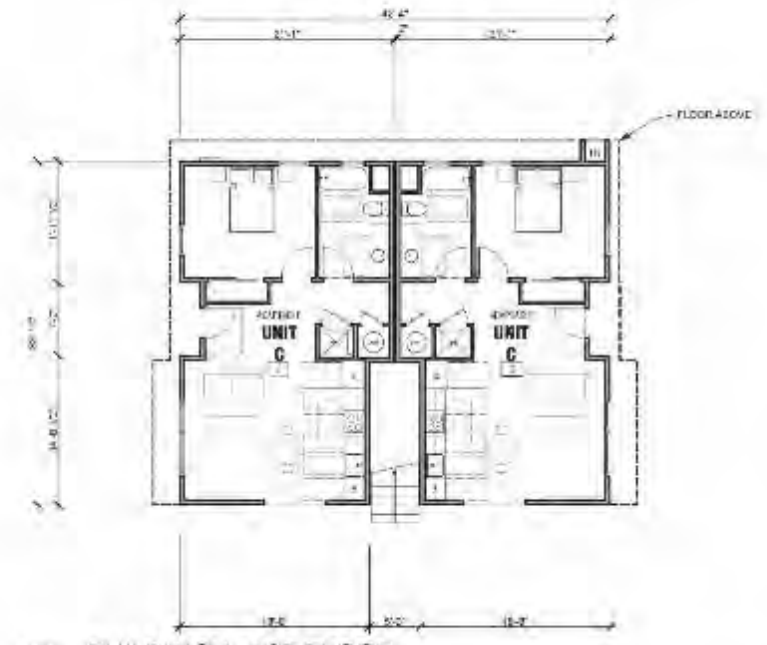
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2 BUILDING 1 -2ND FLOOR
SCALE: 1/8" = 1'-0"



3 BUILDING 1 -3RD FLOOR
SCALE: 1/8" = 1'-0"



1 BUILDING 1 -1ST FLOOR
SCALE: 1/8" = 1'-0"

WALL LEGEND

[Symbol]	3/4" WOOD STUD @ 16" O.C.
[Symbol]	2" WOOD STUD @ 16" O.C.
[Symbol]	CONCRETE

project title
HABITAT SANTEE
8932 1ST ST. SANTEE, CA 92071



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SOLANA BEACH, CA 92083
TEL: 760.792.3962 / FAX: 760.792.3518

sdpa
ARCHITECTS

job no
2134

date
11/10/24
11/10/24
11/10/24
11/10/24

sheet
A1.2-1



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



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



BUILDING 1 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 1 - SOUTHEAST PERSPECTIVE



BUILDING 1 - NORTHEAST PERSPECTIVE

EXT. FINISH SCHEDULE

FCF-1	VERTICAL, LAMES HARDIE PANELED
FCF-2	PAINTED, DUNK BOWARDS SERRAVALLO (DESIGN)
FCF-3	VERTICAL, LAMES HARDIE PANELED
FCF-4	PAINTED, DUNK BOWARDS STEEL SILVER (DESIGN)
FCF-5	VERTICAL, LAMES HARDIE PANELED
FCF-6	PAINTED, DUNK BOWARDS SOFT ANCHOR (DESIGN)
FCF-7	VERTICAL, LAMES HARDIE PANELED
FCF-8	PAINTED, DUNK BOWARDS TROPICAL MOSS (DESIGN)
SS-1	SINGLE SIDING, HANDBRUSHED, STRAIGHT EDGE PANEL, COLOR ARTIC WHITE
SS-2	SHINGLE SIDING, HANDBRUSHED, STRAIGHT EDGE PANEL, PAINTED, DUNK BOWARDS SOFT ANCHOR (DESIGN)
TR-1	TRIM, HANDBRUSHED, SMOOTH
TR-2	TRIM, HANDBRUSHED, SMOOTH
TR-3	TRIM, HANDBRUSHED, SMOOTH
TR-4	TRIM, HANDBRUSHED, SMOOTH
RF-1	ASPH/FLT SHINGLES, OWENS CORNING GOLF ROOF COLLECTOR, COLOR SERRAVALLO
PNT-1	EXTERIOR FLAT, DUNK BOWARDS TROPICAL MOSS (DESIGN)
PNT-2	EXTERIOR FLAT, DUNK BOWARDS TROPICAL MOSS (DESIGN)
PNT-3	EXTERIOR FLAT, DUNK BOWARDS SOFT ANCHOR (DESIGN)
MS-1	METAL SLATE
MS-2	METAL SLATE

HABITAT SANTEE
8832 1ST ST. SANTEE, CA 92071



Stephen Dalton Architects
444 S. CEDROS STUDIO, 30
30 JANA BEACH, CA 92075
1.866.792.5006 | 1.866.792.5016

spa ARCHITECTS

job no
2134

date
11/27/2024

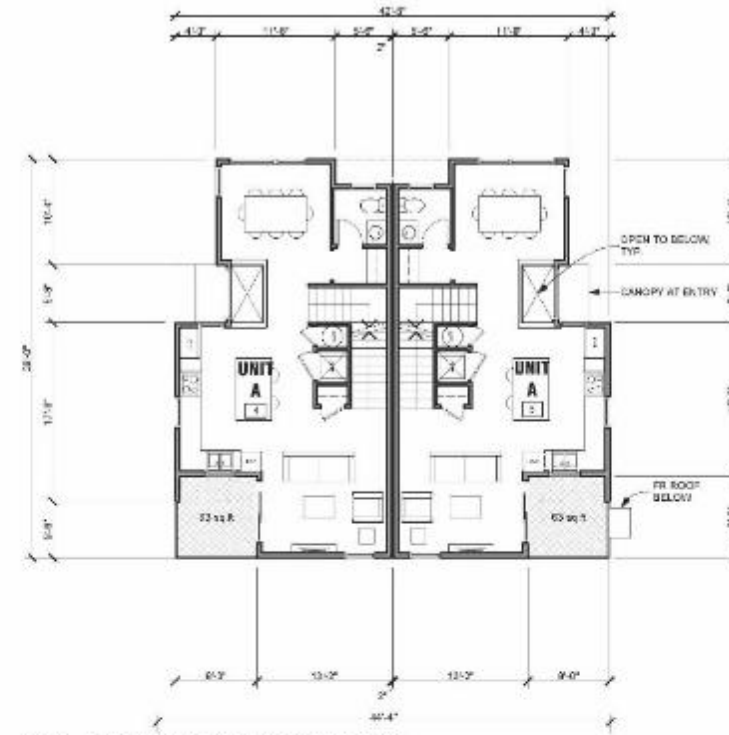
2/25/2025
11/27/2024

01/15/2025
2/28/2025 (TUE)

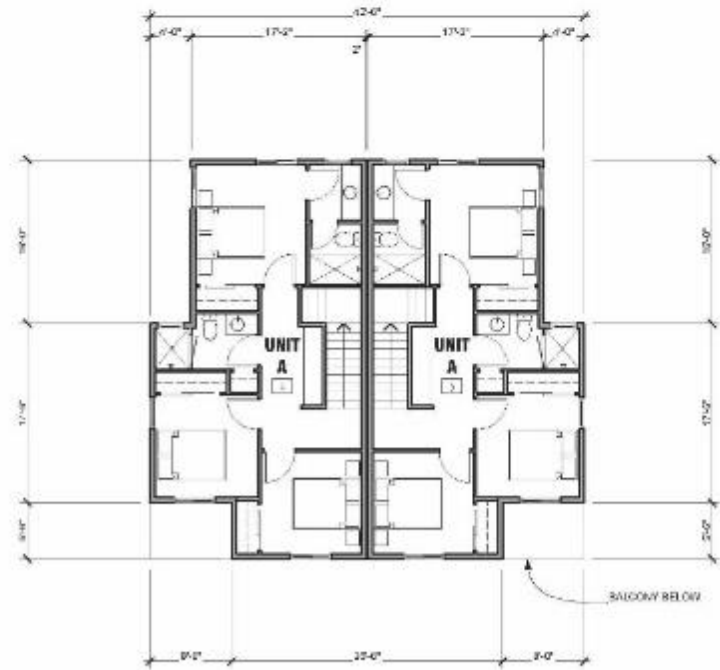
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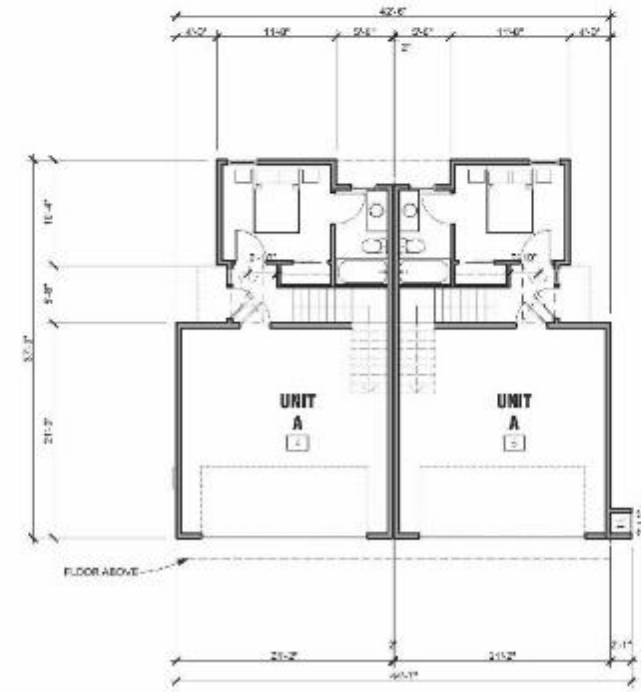
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2 BUILDING 2 - 2ND FLOOR
SCALE: 1/8" = 1'-0"



3 BUILDING 2 - 3RD FLOOR
SCALE: 1/8" = 1'-0"



1 BUILDING 2 - 1ST FLOOR
SCALE: 1/8" = 1'-0"

WALL LEGEND

	3/4\"/>
	2x4\"/>
	1/2\"/>

project title
HABITAT SANTEE
8332 1ST ST. SANTEE, CA 92071



BUILDING 2 - FLOOR PLANS/ ROOF PLAN
Stephen Dalton Architects
444 S. CEDROS, STUDIO 100
SOLANA BEACH, CA 92075
P: 858.782.5806 F: 858.782.5816



job no. **2134**
date

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DATE APPROVED BY: [blank]

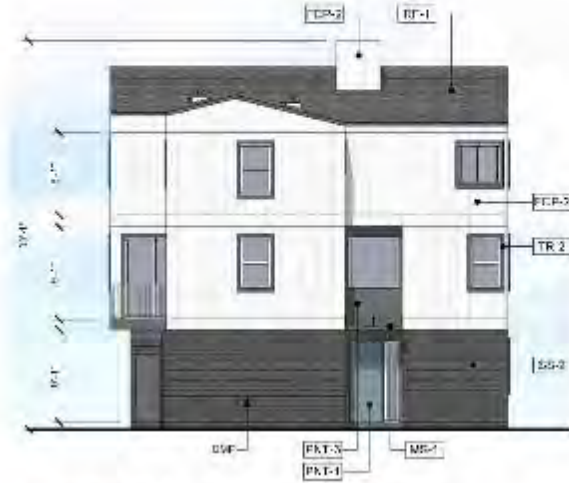
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BUILDING 2 - WEST ELEVATION
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BUILDING 2 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 2 - SOUTHEAST PERSPECTIVE



BUILDING 2 - NORTHEAST PERSPECTIVE

EXT. FINISH SCHEDULE

TOP 1	VERTICAL JAMES I ARDIE PAINT
TOP 2	PAINTED DARK EDWARDS REFRANK PRESSURE TREATED JAMES I ARDIE PAINT
TOP 3	VERTICAL JAMES I ARDIE PAINT
TOP 4	PAINTED DARK EDWARDS SIOUX SILVER (02272)
TOP 5	PAINTED DARK EDWARDS SOAT AND/OR (02327)
TOP 6	VERTICAL JAMES I ARDIE PAINT
TOP 7	PAINTED DARK EDWARDS SIOUX SILVER (02272)
SS-1	SINGLE SIDING, SANDSHIELD, STRAIGHT ROOF PANEL, COLOR ARDIE WHITE
TR-1	SINGLE SIDING, SANDSHIELD, STRAIGHT ROOF PANEL, PAINTED DARK EDWARDS SOAT AND/OR (02327)
TR-2	TRIM, SANDSHIELD, SMOOTH, COLOR ARDIE WHITE
TR-3	TRIM, SANDSHIELD, SMOOTH, PAINTED DARK EDWARDS SOAT AND/OR (02327)
GR-1	ASH-ALY SHEET, TYPICAL CORLING ROD, RECEPTIVE TYPICAL, COLOR: DERRA GRAY
PRT-1	EXT. DOOR FLAT, DARK EDWARDS STONE SLATE (02629)
PRT-2	EXT. WINDOW FLAT, DARK EDWARDS STONE SLATE (02629)
PRT-3	EXT. DOOR FLAT, DARK EDWARDS SOAT AND/OR (02327)
MS-1	METAL SHEET
MS-2	METAL ROOFING

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DATE: 08/14/2024
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A2.3-1



4 BUILDING 3 -ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BUILDING 3 -2ND FLOOR
SCALE: 1/8" = 1'-0"



3 BUILDING 3 -3RD FLOOR
SCALE: 1/8" = 1'-0"



1 BUILDING 3 -1ST FLOOR
SCALE: 1/8" = 1'-0"

WALL LEGEND

	2x WOOD STUD @ 16" O.C.
	2x WOOD STUD @ 12" O.C.
	MASONRY

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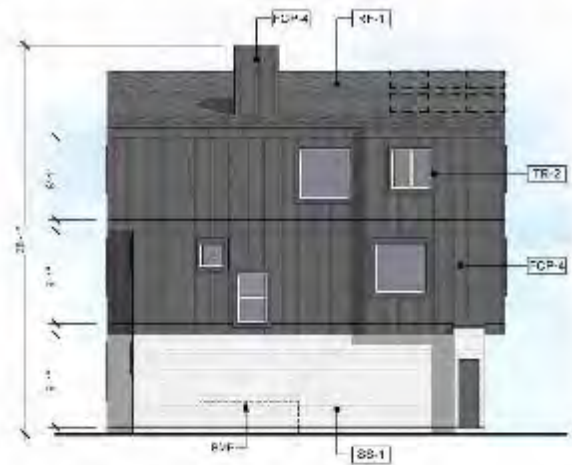
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BY: TSD
DATE: 10/26/11
PROJECT: LRP (SHEET 1)

BY: TSD
DATE: 10/26/11
PROJECT: LRP (SHEET 1)

sheet A3.2-1



BUILDING 3 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 3 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 3 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 3 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 3 - SOUTHEAST PERSPECTIVE



BUILDING 3 - NORTHEAST PERSPECTIVE

EXT. FINISH SCHEDULE

FCP-1	VERTICAL LAMES - ARDIE PAVE
FCP-2	PAINT ED DUNK EDWARDS BEEHIVE BRSSAC
FCP-3	VERTICAL LAMES - ARDIE PAVE
FCP-4	PAINT ED DUNK EDWARDS BEEHIVE BRSSAC
FCP-5	PAINT ED DUNK EDWARDS BEEHIVE BRSSAC
FCP-6	VERTICAL LAMES - ARDIE PAVE
FCP-7	PAINT ED DUNK EDWARDS BEEHIVE BRSSAC
FCP-8	VERTICAL LAMES - ARDIE PAVE
FCP-9	PAINT ED DUNK EDWARDS BEEHIVE BRSSAC
SS-1	SINGLE SIDING - SANDSHICLE, STRAIGHT
SS-2	SHINGLE SIDING - SANDSHICLE, STRAIGHT
TR-1	TRIM - HARDENED 2" X 4" SMOOTH
TR-2	TRIM - HARDENED 2" X 4" SMOOTH
GR-1	GRASS - TROPICAL
MS-1	METAL - ALUMINUM
MS-2	METAL - ALUMINUM

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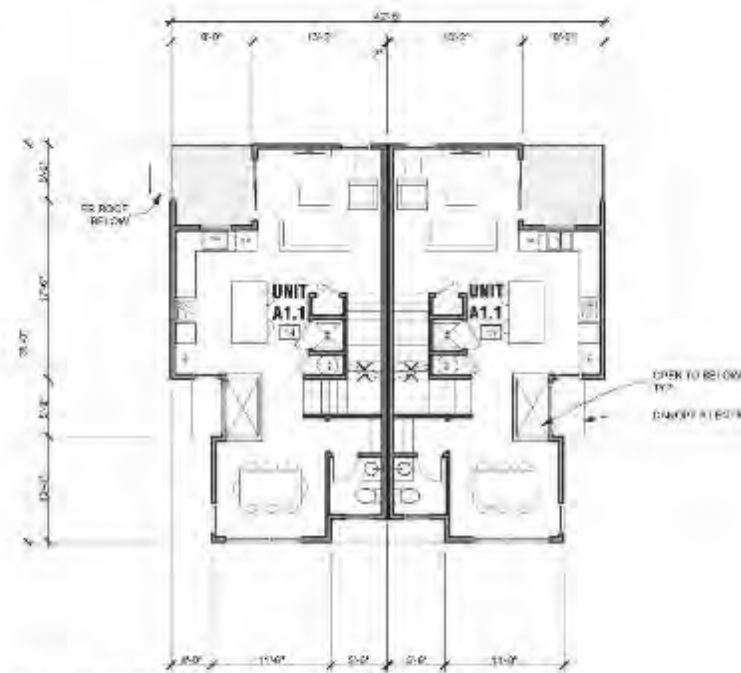
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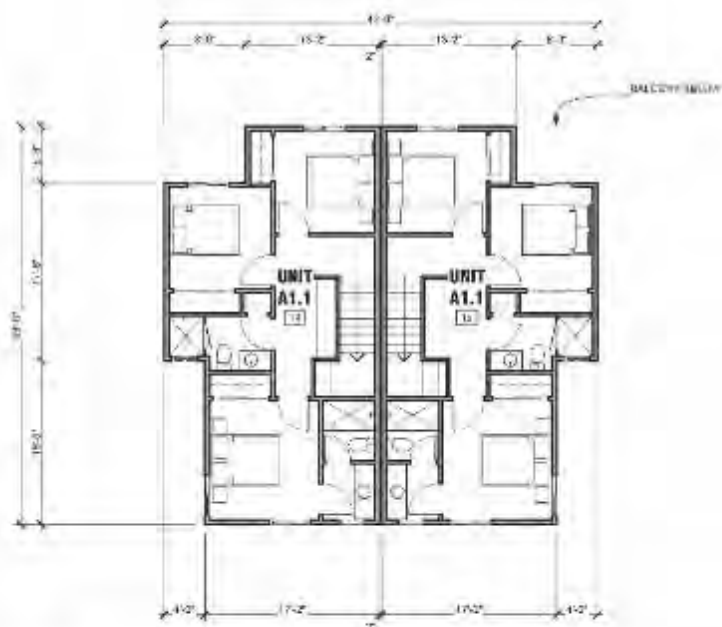
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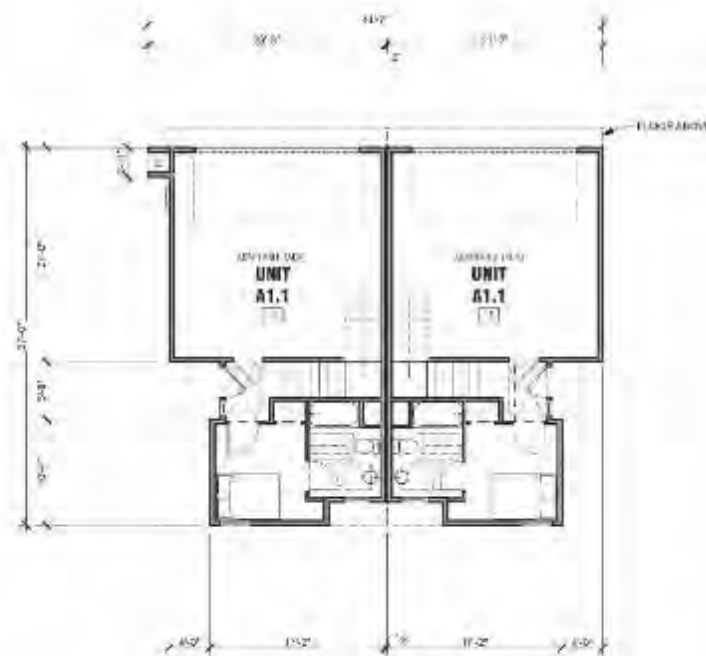
4 BUILDING 2&4 - ROOF PLAN



2 BUILDING 4 - 2ND FLOOR



3 BUILDING 4 - 3RD FLOOR



1 BUILDING 4 - 1ST FLOOR

WALL LEGEND

[Symbol]	3/4" WOOD STUD @ 16" O.C.
[Symbol]	2x4 WOOD STUD @ 16" O.C.
[Symbol]	2" PLASTER

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PLAN
UNIT A1.1
UNIT A1.1
UNIT A1.1

Sheet **A4. 2-1**



BUILDING 4 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 4 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 4 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 4 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 4 - NORTHWEST PERSPECTIVE



BUILDING 4 - SOUTHWEST PERSPECTIVE

EXT. FINISH SCHEDULE

FCP-1	VERTICAL, BARNES ARDIE PAVE
FCP-2	PAINTED, DUNK EDWARDS APPROX BRKAC
FCP-3	VERTICAL, BARNES ARDIE PAVE
FCP-4	VERTICAL, BARNES ARDIE PAVE
FCP-5	VERTICAL, BARNES ARDIE PAVE
FCP-6	VERTICAL, BARNES ARDIE PAVE
FCP-7	VERTICAL, BARNES ARDIE PAVE
FCP-8	VERTICAL, BARNES ARDIE PAVE
SS-1	SINGLE BRIMS, SANDERSHOLE, STRAIGHT
SS-2	SINGLE BRIMS, SANDERSHOLE, STRAIGHT
TR-1	TR-1, SANDERSHOLE, STRAIGHT
TR-2	TR-2, SANDERSHOLE, STRAIGHT
RF-1	RF-1, SANDERSHOLE, STRAIGHT
RF-2	RF-2, SANDERSHOLE, STRAIGHT
MS-1	MS-1, SANDERSHOLE, STRAIGHT
MS-2	MS-2, SANDERSHOLE, STRAIGHT
PNT-1	PNT-1, SANDERSHOLE, STRAIGHT
PNT-2	PNT-2, SANDERSHOLE, STRAIGHT
GR-1	GR-1, SANDERSHOLE, STRAIGHT
GR-2	GR-2, SANDERSHOLE, STRAIGHT
POF-6	POF-6, SANDERSHOLE, STRAIGHT
SS-1	SS-1, SANDERSHOLE, STRAIGHT
SS-2	SS-2, SANDERSHOLE, STRAIGHT

project title

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L. LICENSED ARCHITECT
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BUILDING 4 ELEVATIONS - PERSPECTIVES

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2134
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sheet
A4. 3-2



2 BUILDING 5 -2ND FLOOR



1 BUILDING 5 -1ST FLOOR

WALL LEGEND

	2x4 WOOD STUD @ 16" O.C.
	2x6 WOOD STUD @ 16" O.C.
	2x8 WOOD STUD @ 16" O.C.

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02/02/22

03/09/22

04/14/22

05/19/22

06/23/22

07/27/22

08/31/22

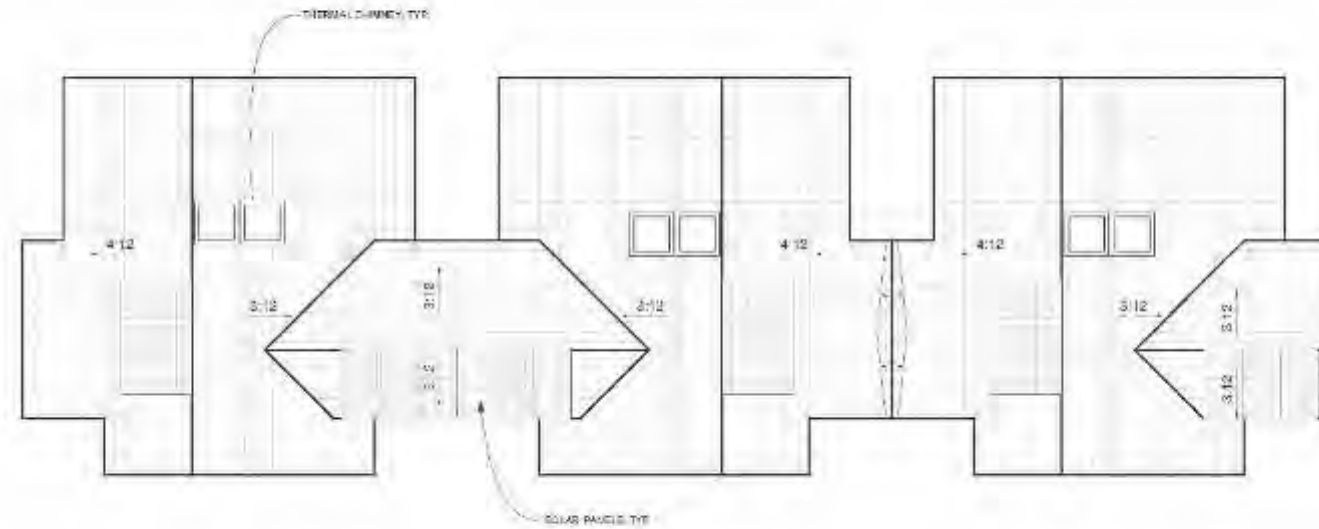
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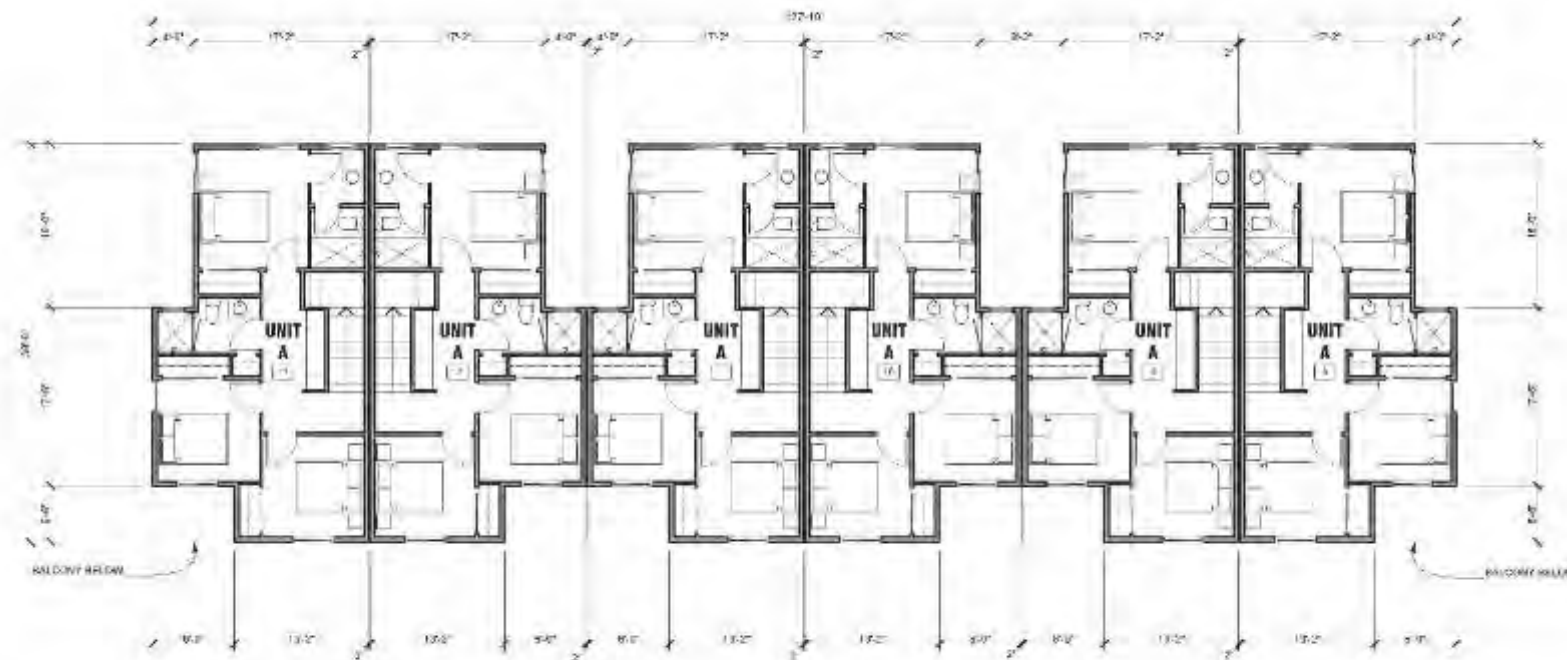
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12/31/22

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2 BUILDING 5 - ROOF PLAN



1 BUILDING 5 - 3RD FLOOR

WALL LEGEND

	WOOD STUD w/ 1/2"
	WOOD STUD w/ 1"
	MASONRY

project title
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BUILDING 5 - FLOOR PLAN / ROOF PLAN
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A5.2-2



BUILDING 5 - WEST ELEVATION
SCALE 1/8" = 1'-0"



BUILDING 5 - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



BUILDING 5 - EAST ELEVATION
SCALE 1/8" = 1'-0"



BUILDING 5 - NORTH ELEVATION
SCALE 1/8" = 1'-0"

EXT. FINISH SCHEDULE

POP 1	VERTICAL JAMES HARDIE PANEL PAINTED DUNK EDWARDS RED/BLACK (D2822)
POP 2	VERTICAL JAMES HARDIE PANEL COLOR: ARTISAN GREY
POP 3	VERTICAL JAMES HARDIE PANEL PAINTED DUNK EDWARDS STONE SILVER (D2877)
POP 4	VERTICAL JAMES HARDIE PANEL PAINTED DUNK EDWARDS SOAT ANCHOR (D2827)
POP 5	VERTICAL JAMES HARDIE PANEL PAINTED DUNK EDWARDS TYPICAL MESS (D2838)
SS-1	SINGLE SIDING - WHITE/SH RILE STRAIGHT ROOF PANEL, COLOR: ARBO WHITE
SS-2	SHINGLE SIDING - WHITE/SH RILE STRAIGHT EDGE PANEL, PAINTED DUNK EDWARDS SOAT ANCHOR (D2827)
TR-1	TRIAL PARADETRIM 24-SMOOTH COLOR: ARTISAN GREY
TR-2	TRIAL PARADETRIM 24-SMOOTH PAINTED DUNK EDWARDS SOAT ANCHOR (D2827)
RF-1	ASH ALU THERMOCLAD COPPER COLORING ROD ROOF COLLECTION, COLOR: ROMA ARRY
QH-1	DOOR: RICH FLX - DUNK EDWARDS STONE SILVER (D2877)
QH-2	DOOR: RICH FLX - DUNK EDWARDS TROPICAL MESS (D2838)
QH-3	DOOR: RICH FLX - DUNK EDWARDS SOAT ANCHOR (D2827)
MS-1	METAL SHAVE
MS-2	METAL FINISH

project title

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BUILDING 5 - SOUTHEAST PERSPECTIVE



BUILDING 5 - NORTHEAST PERSPECTIVE

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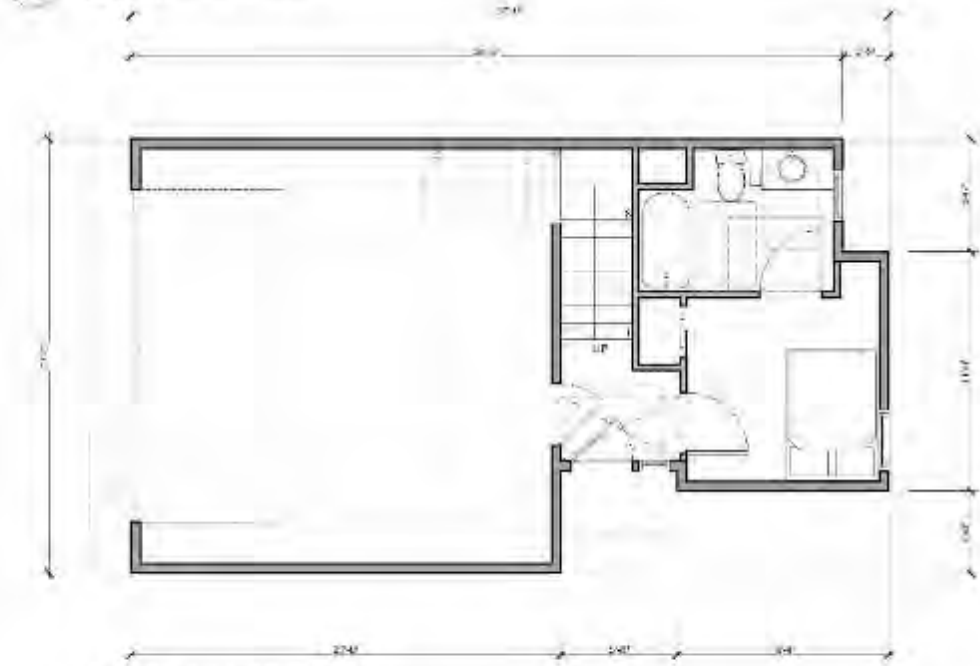
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6 UNIT A alt - 3RD FLOOR



3 UNIT A - 3RD FLOOR



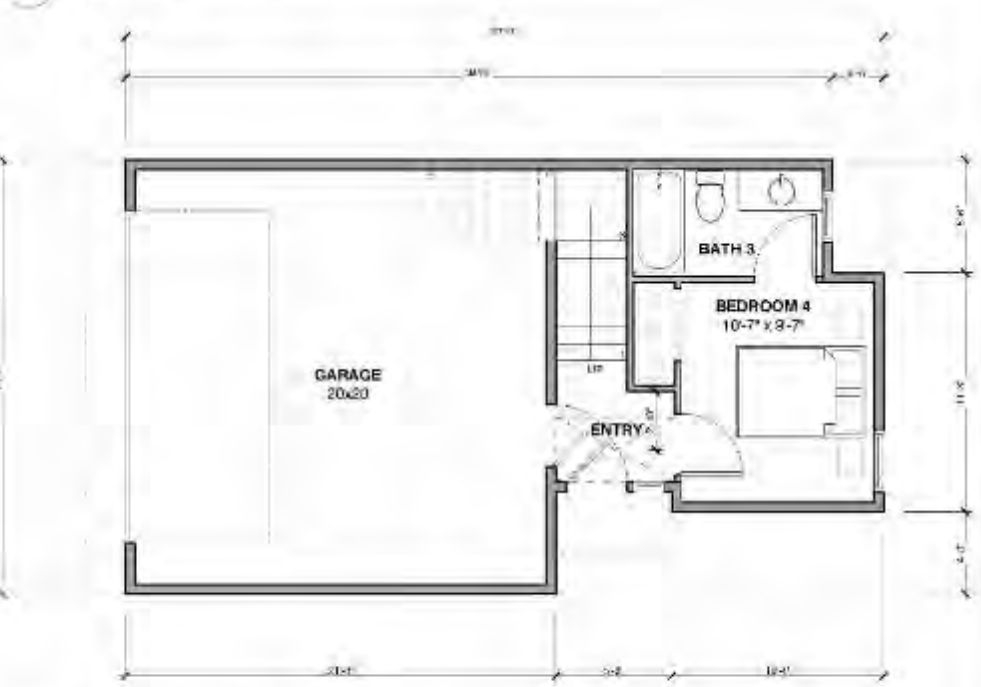
4 UNIT A1.1 - 1 ST FLOOR



5 UNIT A alt - 2ND FLOOR



2 UNIT A - 2ND FLOOR



1 UNIT A - 1ST FLOOR



UNIT A alt	
THIRD FLOOR	731 SF
SECOND FLOOR	618 SF
FIRST FLOOR	283 SF
TOTAL	1612 SF

UNIT A1	
THIRD FLOOR	717 SF
SECOND FLOOR	606 SF
FIRST FLOOR	264 SF
TOTAL	1587 SF

UNIT A	
THIRD FLOOR	717 SF
SECOND FLOOR	604 SF
FIRST FLOOR	263 SF
TOTAL	1584 SF

WALL LEGEND

	24" CONCRETE CMU W/ 2" O.C.
	12" CONCRETE CMU W/ 2" O.C.
	12" CMU

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UNIT A FLOOR PLANS

job no. **2134**

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DATE	
REVISION	

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A6-1



3 UNIT D - 3RD FLOOR
SCALE: 1/8" = 1'-0"



2 UNIT D - 2ND FLOOR
SCALE: 1/8" = 1'-0"



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

UNIT C
FIRST FLOOR 665 SF
TOTAL SF 665

UNIT D
THIRD FLOOR 730 SF
SECOND FLOOR 655 SF
TOTAL 1385 SF

WALL LEGEND

	BRICK WALL
	CONCRETE WALL
	PIPE

HABITAT SANTEE
8332 1ST ST. SANTEE, CA 92071

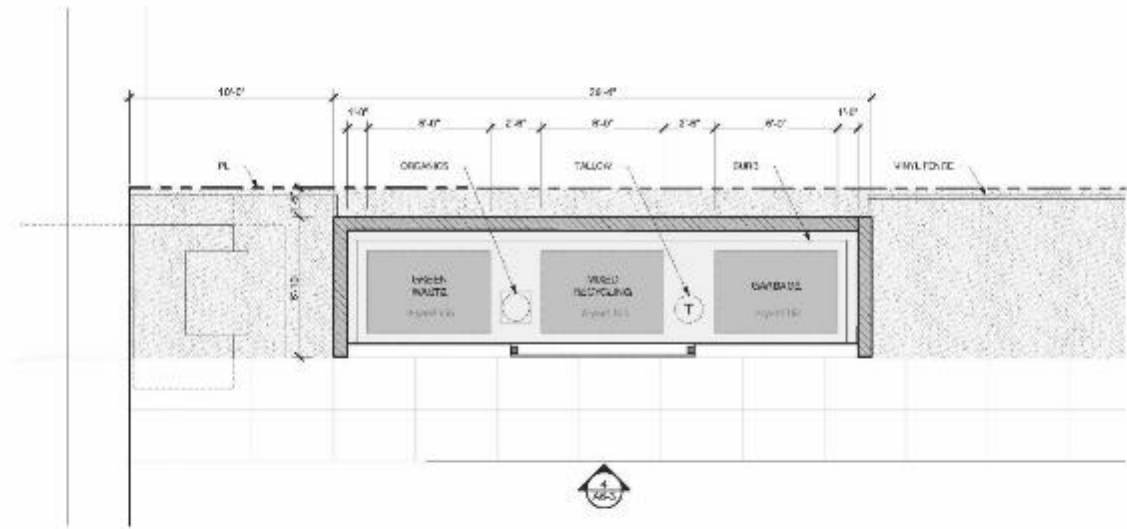


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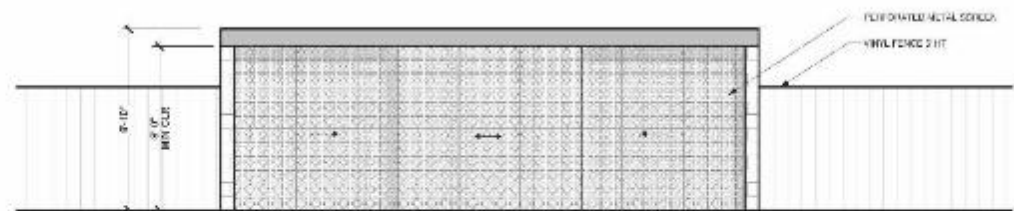


UNIT C & D FLOOR PLANS
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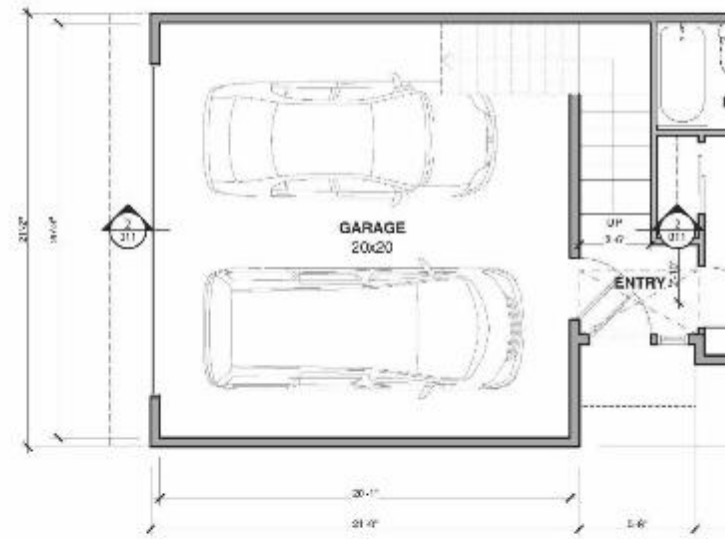
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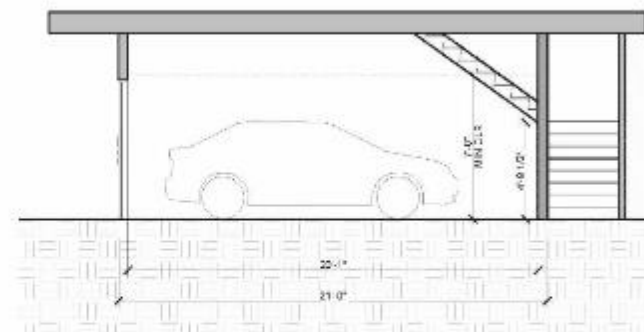
3 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



4 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



1 GARAGE PLAN
SCALE: 1/4" = 1'-0"



2 GARAGE SECTION
SCALE: 1/4" = 1'-0"

WALL LEGEND

	CMU WALL
	2x4 WOOD STUD @ 16" O.C.
	2x4 WOOD STUD @ 16" O.C.
	2x4 PURRAG

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A6-3

DAISY COMMONS

A HABITAT FOR HUMANITY COMMUNITY



SUSTAINABILITY DIAGRAM | 8932 1ST STREET, SANTEE CA 92071

1. LIGHT COLORED PAVING

CONTRIBUTES TO REDUCING THE HEAT ISLAND EFFECT. KEEPS DAYTIME TEMPERATURES LOWER, LOWERS NIGHTTIME COOLING AND LOWERS AIR POLLUTION LEVELS.

8. EV. CHARGING STATIONS

ACTIVELY ENCOURAGES ENVIRONMENTALLY FRIENDLY BEHAVIOURS AMONG RESIDENTS TO REDUCE THE CARBON FOOTPRINT.



2. COOL ROOF

WILL REFLECT MORE SUNLIGHT, REDUCE SOLAR HEAT GAIN AND LOWER THE TEMPERATURE OF THE BUILDING KEEPING IT COOLER ON SUNNY DAYS.

NORTH SOUTH



3. SOLAR ELECTRIC SYSTEM

WILL GENERATE ONSITE ELECTRICITY FOR THE RESIDENTS USE. SOLAR POWER REDUCES CARBON EMISSIONS AND AVOIDS ENVIRONMENTAL DAMAGE ASSOCIATED WITH MINING OR DRILLING FOR FOSSIL FUELS.

4. ALL ELECTRIC PROJECT

REDUCES INDOOR AIR POLLUTANTS, INCREASES EFFICIENCY, AND LOWERS CONSTRUCTION COSTS.



5. VEGETATION

REDUCES RUNOFF AND IMPROVES WATER QUALITY BY ABSORBING AND FILTERING RAINWATER AND REDUCES PAVEMENT MAINTENANCE DUE TO THE SHADE THE TREES PROVIDES.

6. NATURAL PLAYGROUND

CREATED WITH NATURAL MATERIALS PROVIDES A HEALTHY OPPORTUNITY FOR EXPLORATION, DISCOVERY, INTERACTION WITH NATURE AND EXERCISING IMAGINATIONS.

7. PERMEABLE PAVERS AND SITE BIO-RETENTION BASINS

COLLECT AND PROVIDE NATURALLY OCCURRING FILTRATION THROUGH SOIL AND VEGETATION, WHICH REDUCES PEAK FLOWS FOR STORMWATER, PREVENTS OFFSITE MIGRATION OF UNFILTERED STORMWATER AND INCREASES THE EFFICIENCY OF DOWNSTREAM TREATMENT PLANTS.

9. THERMAL CHIMNEY

THE OPEN STAIR CORE WILL ALLOW HOT AIR TO EXHAUST OUT THE TOP OF THE RESIDENCE PULLING COOL AIR IN BELOW AT EACH LEVEL.

10. CROSS VENTILATION

OPERABLE WINDOWS WILL ASSIST WITH AIR FLOW, HEAT EXHAUST, AND PROVIDE OCCUPANT COMFORT.

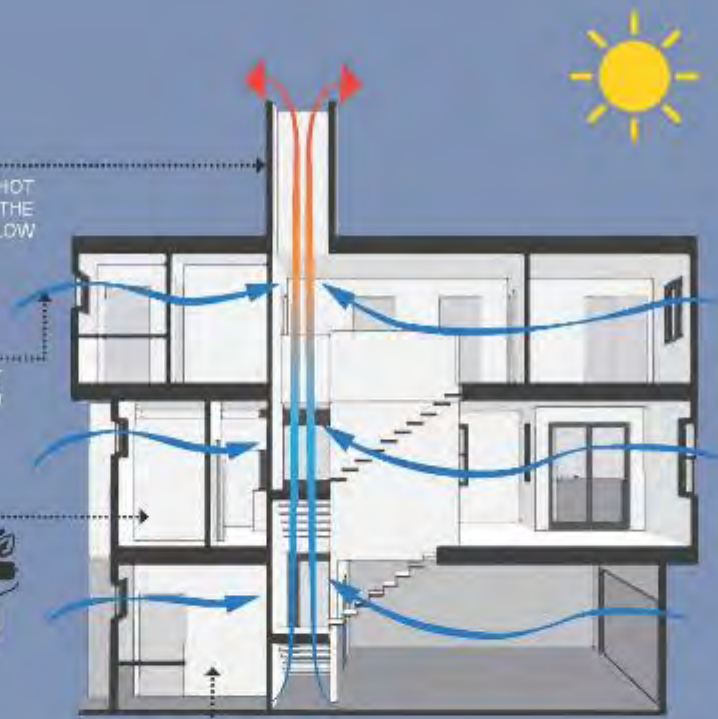
11. VOC FREE MATERIALS

WILL IMPROVE INDOOR AIR QUALITY, HELP REDUCE UTILITY AND MAINTENANCE COSTS, AND PROMOTE BETTER HEALTH AND QUALITY OF LIFE.



12. FACTORY FABRICATED PANELIZED CONSTRUCTION

WILL MINIMIZE CONSTRUCTION WASTE, IMPROVE CONSTRUCTION QUALITY AND INCREASE CONSTRUCTION SPEED.



project title
HABITAT SANTEE
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sheet
A6-4

PANEL SIDING
 MANUF: JAMES HARDIE
 PAINTED: DE5773 STONE SILVER



PAINT
 MANUF: DUNN EDWARDS
 COLOR: DE6377 BOAT ANCHOR



PANEL SIDING
 MANUF: JAMES HARDIE
 PAINTED: DE5242 BEESWAX



TRIM BOARDS
 MANUF: JAMES HARDIE
 COLOR: ARTIC WHITE



PANEL SIDING
 MANUF: JAMES HARDIE
 COLOR: ARTIC WHITE



ASPHALT ROOF
 MANUF: OWENS CORNING, COOL ROOF COLLECTION
 COLOR: SIERRA GRAY



SHINGLE SIDING
 MANUF: JAMES HARDIE
 COLOR: ARTIC WHITE



PAINT
 MANUF: DUNN EDWARDS
 COLOR: DE5773 STONE SILVER



PAINT
 MANUF: DUNN EDWARDS
 COLOR: DE5486 TROPICAL MOSS



PAINT
 MANUF: DUNN EDWARDS
 COLOR: DE5773 STONE SILVER



SHINGLE SIDING
 MANUF: JAMES HARDIE
 PAINTED: DE6377 BOAT ANCHOR



TRIM BOARDS
 MANUF: JAMES HARDIE
 PAINTED: DE6377 BOAT ANCHOR



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HABITAT SANTEE
 COLOR AND MATERIAL BOARD

6/14/2023

A6-5

ASPHALT ROOF
 MANUF: OWENS CORNING, COOL ROOF COLLECTION
 COLOR: SIERRA GRAY



PANEL SIDING
 MANUF: JAMES HARDIE
 PAINTED: DE5486 TROPICAL MOSS



TRIM BOARDS
 MANUF: JAMES HARDIE
 PAINTED: DE6377 BOAT ANCHOR



PAINT
 MANUF: DUNN EDWARDS
 COLOR: DE6377 BOAT ANCHOR



PANEL SIDING
 MANUF: JAMES HARDIE
 PAINTED: DE5773 STONE SILVER



PANEL SIDING
 MANUF: JAMES HARDIE
 PAINTED: DE6377 BOAT ANCHOR



SHINGLE SIDING
 MANUF: JAMES HARDIE
 COLOR: ARTIC WHITE



SHINGLE SIDING
 MANUF: JAMES HARDIE
 PAINTED: DE6377 BOAT ANCHOR



PAINT
 MANUF: DUNN EDWARDS
 COLOR: DE5773 STONE SILVER



SHINGLE SIDING
 MANUF: JAMES HARDIE
 COLOR: ARTIC WHITE



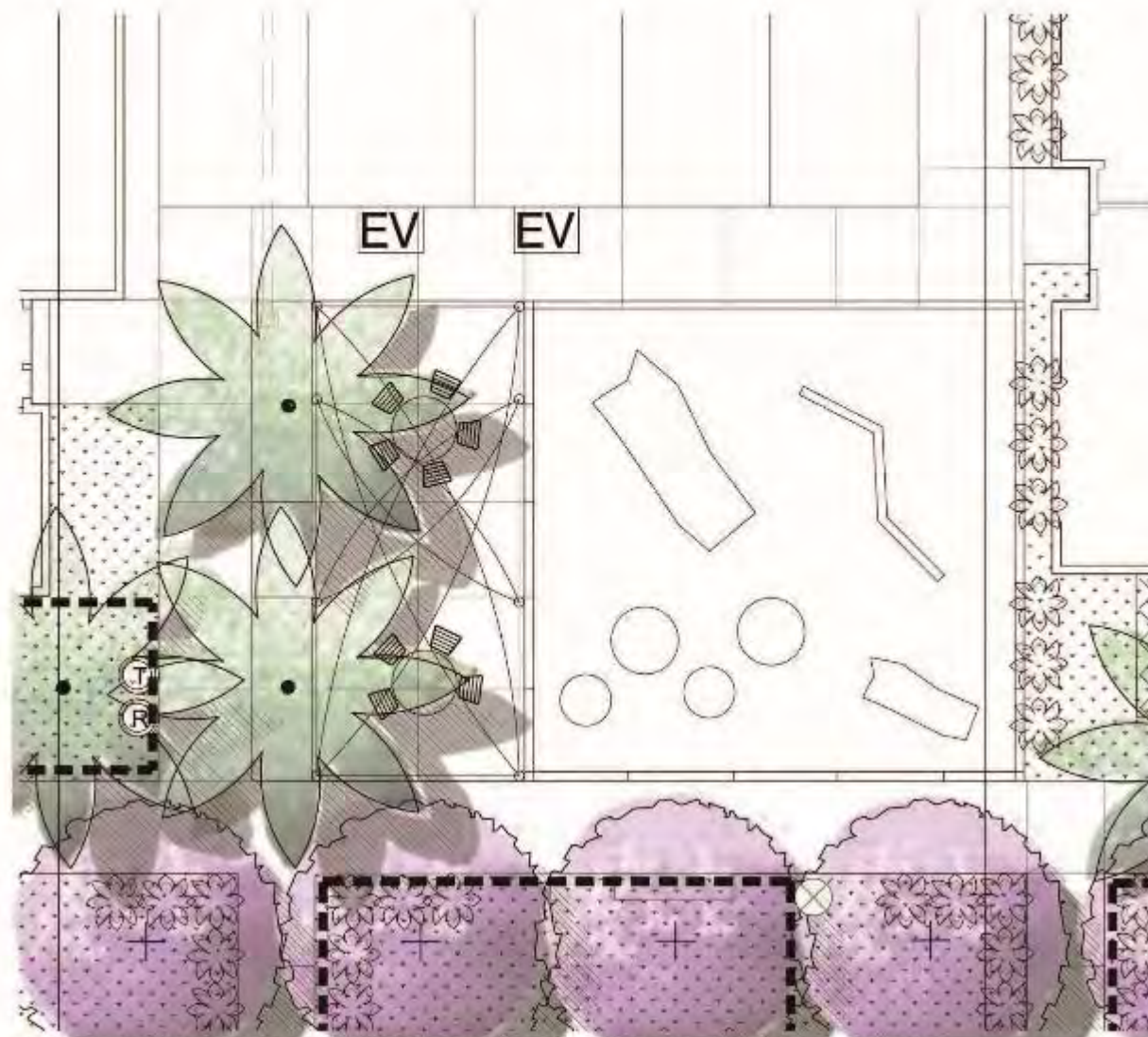
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HABITAT SANTEE
 COLOR AND MATERIAL BOARD

**UNIT
 A**

6/14/2023

A6-6



OPEN SPACE AREA ENLARGEMENT - REFER TO CONST. LEGEND SCALE: 1/4" = 1'-0"



A



B



C



D



E



F



G



H



J



K



L



M

WDC
 LANDSCAPE ARCHITECTURE • PLANNING • CONSTRUCTION MANAGEMENT
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HABITAT SANTEE RESIDENTIAL PROJECT

8932 1st STREET

Class 32 URBAN INFILL EXEMPTION ENVIRONMENTAL CHECKLIST

Prepared for:

Roxanne Janes
Habitat for Humanity
81218 Mercury Court
San Diego, CA 92111

Prepared by:



June 2023

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ENVIRONMENTAL CHECKLIST

1. Project title:

Habitat Santee Affordable Housing Project

2. Lead agency name and address:

City of Santee Planning Department
10601 Magnolia Avenue
Santee, CA 92071

3. Contact person and phone number:

Michael Coyne, AICP
Associate Planner
(619) 258-4100 ext. 160
mcoyne@cityofsanteeca.gov

4. Project location:

The site is 0.64 acres in size and located at 8932 1st Street (APN 384-106-16). The site is zoned Town Center Specific Plan and designated R-22. The site is developed with a single-family residence and various outbuildings. The project location is shown in Figure 1 – Site Map.

5. Project sponsor's name and address:

Roxanne Janes
Habitat for Humanity
81218 Mercury Court
San Diego, CA 92111

6. General Plan designation:


Town Center R-22

7. Zoning:

Town Center R-22



Figure 1—Vicinity Map

 - Project Site

8. Project Description:

The proposed project is a 17-unit, three-story multifamily residential development distributed in five buildings on a 0.6-acre property located at 8932 1st Street in the City's Town Center Specific Planning Area with a land use designation of R-22 (22-30 dwelling units per acre) (APN 384-106-16). The project would provide two 2-bedroom units (665 square feet), 2 3-bedroom units (1,385 square feet) and 13 4-bedroom units (1,584 square feet). The maximum building height would be 37' - 8". The project is required to provide 37.5 parking spaces and is proposing seven surface and 26 garage spaces. Primary access would be provided via one main entrance from 1st Street. The site plan is shown in Figure 2.

The site is zoned Town Center R-22. The proposed project is permitted outright within this zone. It is being processed as a standard housing project; thus, a Development Review Permit, Tentative Parcel Map, Density Bonus approval is required. These are discretionary actions subject to review per the California Environmental Quality Act (CEQA).

For planning purposes, construction is expected to begin in early 2024 and be completed by late 2024. This Environmental Checklist is intended to support approval of a Class 32 Urban Infill Categorical Exemption (CE) for the purpose of CEQA review. The CE will demonstrate compliance with the California Environmental Quality Act (CEQA) required by the City of Santee as part of the discretionary review process for the proposed project.

Standard Construction Best Management Practices. The following are standard project conditions that would be implemented as applicable during development of the proposed project.

Air Quality

1. The construction contractor shall use construction equipment powered by California Air Resources Board certified Tier 4, or newer, engines and haul trucks that conform to current U.S. Environmental Protection Agency truck standards.

2. During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of standard best management practices as required by the San Diego Air Pollution Control District Rule 55, Fugitive Dust Control.

(Note: specific and applicable measures from Rule 55 can be listed under this standard)

3. During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of applicable California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program Measures, as specified on the CalRecycle website.

(Note: specific and applicable measures from CalRecycle can be listed under this standard)

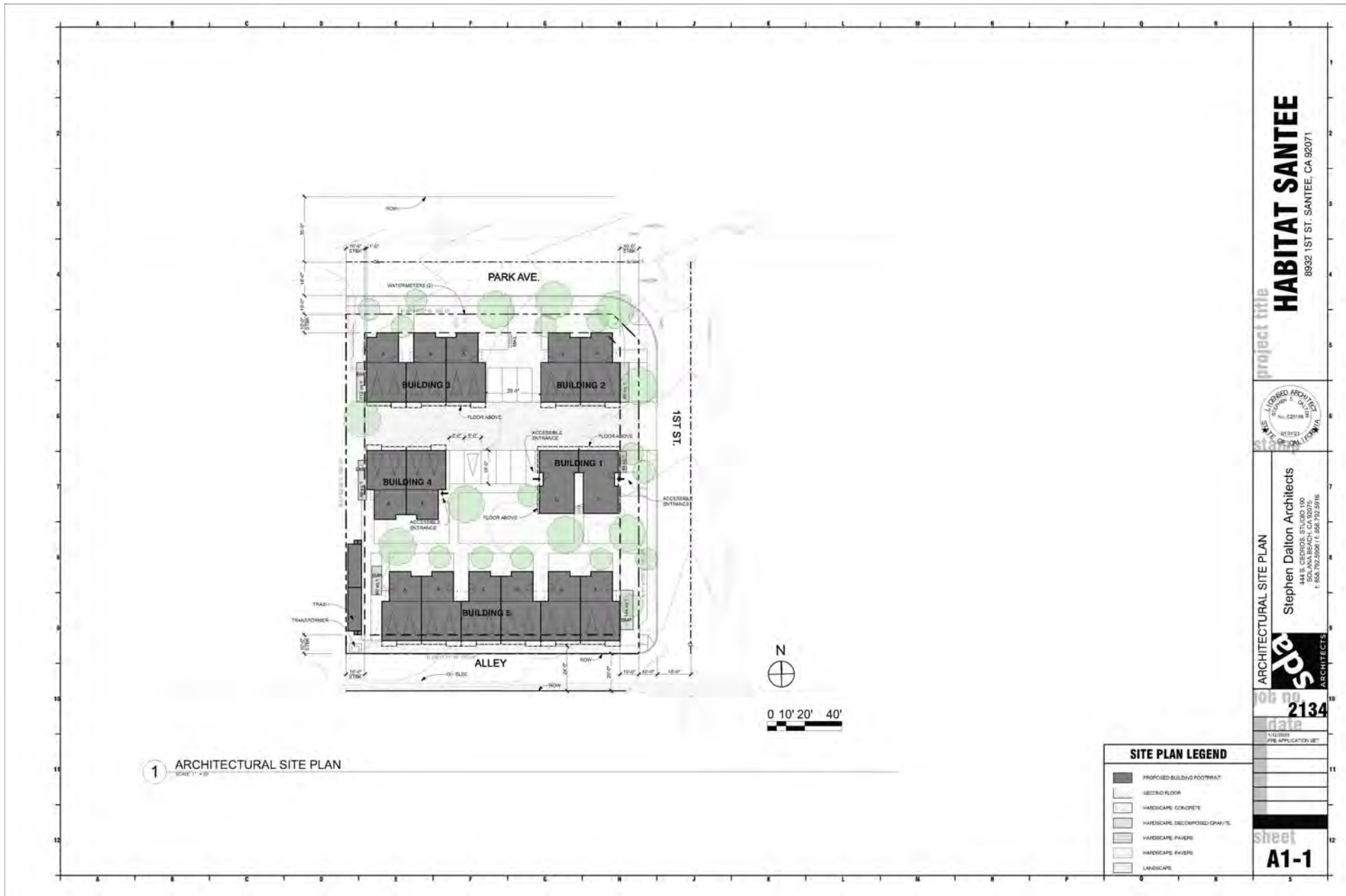


Figure 2—Site Plan

4. The project shall utilize high-efficiency equipment and fixtures consistent with the current California Green Building Standards Code and Title 24 of the California Code of Regulations. The project shall include the installation of infrastructure to make the proposed project solar-ready.
(Note: specific and applicable measures from Title 24 can be listed under this standard)

5. The project shall include the installation of infrastructure necessary for electric vehicle parking, as well as providing preferential parking for electric vehicles. The project shall provide bike parking on-site.

6. The project shall comply with the Santee Water Efficient Landscape Ordinance. The ordinance promotes water conservation and efficiency by imposing various requirements related to evapotranspiration rates, irrigation efficiency, and plant factors.
(Note: specific and applicable measures from the ordinance can be listed under this standard)

7. The project shall comply with Chapters 9.02 and 9.04 of the Santee Municipal Code that pertain to solid waste management and demolition and construction debris recycling.

8. In conformance with San Diego Air Pollution Control District's (SDAPCD) Rule 67.0.1, Architectural Coatings, the project shall use low volatile organic compound (VOC) paints.

9. The project shall not include wood burning stoves or fireplaces.

Biological Resources – Nesting Birds

In conformance with CEQA, the Migratory Bird Treaty Act and the California Fish and Game Code, brushing, clearing and /or grading shall not be allowed during bird breeding season (between January 15 and September 15). If vegetation is to be cleared during the breeding season, a qualified biologist shall perform a nesting bird survey within the proposed construction area and appropriately sized buffer no more than 72 hours prior to vegetation disturbance. If the planned vegetation disturbance does not occur within 72 hours of the nesting bird survey, then the area will be resurveyed. If nesting birds are found, then the qualified biologist will establish an adequate buffer zone (on a species-by species, case-by-case basis) in which construction activities would be prohibited until the nest is no longer active. The size of the buffer zone is determined by the biologist based on the amount, intensity, and duration of construction and can be altered based on site conditions. If appropriate, as determined by the biologist, additional monitoring of the nesting birds may be conducted during construction to ensure that nesting activities are not disrupted.

Geology/Soils:

The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project specific geotechnical investigation.

Recommendations related to general construction, seismic considerations, earthwork, foundations, building floor slabs, lateral earth pressures, corrosivity, drainage, storm

infiltrations, exterior concrete and masonry flatwork and paved areas shall be adhered to during all project design and construction.

Noise – Construction Best Management Practices

1. All construction plans shall include the following notes:
 - a) Operations shall conform to the City's Municipal Code Section 5.04.090.
 - b) All equipment shall be equipped with properly maintained mufflers.
 - c) The construction contractor shall place noise-generating construction equipment and locate construction staging areas at the greatest possible distance from sensitive uses whenever feasible during all project construction.
 - d) The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.
2. All residential units located within 500 ft of the construction site shall be sent a notice regarding the construction schedule. A sign legible at a distance of 50 ft shall also be posted at the construction site. All notices and the signs shall indicate the dates and durations of construction activities, as well as provide a telephone number for the “noise disturbance coordinator.”
3. A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall be required to implement reasonable measures to reduce noise levels.
4. The following note shall be incorporated into the project construction plan: “Control of Construction Hours. Construction activities occurring as part of the project shall be subject to the limitations and requirements of Section 5.04.090 of the City Municipal Code which states that construction activities may occur between 7:00 a.m. and 7:00 p.m. Mondays through Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and holidays.”

Cultural Resources – Tribal/Archaeological Monitor

1. Prior to the start of ground-disturbing activities, the applicant shall retain a qualified archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards for Archaeology (U.S. Department of the Interior, 2012) to carry out all mitigation related to cultural resources. The applicant shall also retain a Native American Monitor of Kumeyaay decent.

2. Prior to start of ground-disturbing activities, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The applicant shall ensure that construction personnel attend the training and sign an attendance acknowledgement form. The applicant shall retain documentation demonstrating attendance.

3. The qualified archaeologist, or an archaeological monitor (working under the direct supervision of the qualified archaeologist), shall observe all initial ground-disturbing activities, including but not limited to brush clearance, vegetation removal, grubbing, grading, and excavation. The qualified archaeologist, in coordination with the applicant and the City, may reduce or discontinue monitoring if it is determined by the qualified archaeologist that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Archaeological monitoring shall be conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site. The archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of a discovery until the qualified archaeologist has evaluated the discovery and determined appropriate treatment (as prescribed below). The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare a monitoring report that details the results of monitoring. The report shall be submitted to the City and any Native American groups who request a copy. A copy of the final report shall be filed at the South Coastal Information Center (SCIC).

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

5. In the event of the unanticipated discovery of archaeological materials, all work shall immediately cease in the area (within 100 feet) of the discovery until it can be evaluated by the qualified archaeologist in consultation with the Native American Monitor. Construction shall

not resume until the qualified archaeologist has conferred with the applicant and the City on the significance of the resource.

6. If it is determined that the discovered archaeological resource constitutes a historical resource or a unique archaeological resource under CEQA, avoidance and preservation in place is the preferred manner of mitigation. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Cultural Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in consultation with the applicant and the City that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The qualified archaeologist and the City shall consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those which are scientifically important, are considered.

7. If human remains are encountered, all work shall halt in the vicinity (within 100 feet) of the discovery and the San Diego County Coroner will be contacted in accordance with PRC Section 5097.98 and Health and Safety Code Section 7050.5. The applicant and the City will also be notified. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by AB 2641). The NAHC will designate a Most Likely Descendant (MLD) for the remains per PRC Section 5097.98. The MLD shall complete the inspection of the site within 48 hours of being granted access and shall provide recommendations for the treatment of the remains. Until the landowner has conferred with the MLD, the applicant will ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices.

9. Surrounding Land Uses and Setting

As stated, the subject property is located at 8932 1st Street. It is developed with a single-family residence and outbuildings. The subject property is bordered to the north by Park Avenue and then the Santee United Methodist Church parking lot and single-family residential uses; to the east by 1st Street and then commercial uses; to the west by single-family residential uses and to the south by an alley and then commercial/light industrial uses (i.e., auto and truck repair). The subject property is generally flat at an elevation of 360 feet above sea level.

Vegetation consists of turf grass and ornamental species. Mature trees are located along the northern portion of the site adjacent to Park Avenue. Soils consist of Placentia Sandy Loam which is comprised of alluvium with alternating layers of dark brown, hard, very fine sandy silt and dense, silty sand; dark reddish brown, very stiff sandy clay to clayey sand and brown, medium dense, silty, poorly graded sand.

The site is located within Airport Influence Area (AIA) Review Area 1 and Safety Zone 6 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). The proposed use is listed as a compatible use this area.

10. Other public agencies whose approval is required:

No other agency permits or approvals are anticipated.

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, has consultation begun is there a plan for consultation?

This Environmental Checklist is being prepared to support approval of a Class 32 Urban Infill Categorical Exemption (CE) per Section 15332 of the CEQA Guidelines. The CE process does not require consultation with Native American Tribes per Assembly Bill (AB) 52.

12. Class 32 Urban Infill Exemption Consistency Evaluation

Section 21084 of the PRC requires the CEQA Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment; and thus, are exempt from the provisions of CEQA. In response to that mandate, the Secretary of the Natural Resources Agency has found that several classes of projects listed in Article 19 of the CEQA Guidelines do not have a significant effect on the environment and, thus, are declared to be categorically exempt from the requirement for the preparation of environmental documents.

Among the exemption classifications is the Class 32 Infill Exemption. A project may qualify for a Class 32 exemption for infill development under Section 15332 of the CEQA Guidelines if the project meets the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

For a project to qualify for a Class 32 exemption, the proposed project must not meet any of the Exceptions for exemptions identified in CEQA Guidelines Section 15300.2, which are as follows:

a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted pursuant to law by federal, state, or local agencies.

b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The City of Santee elected to prepare a full Environmental Review Checklist to provide substantial evidence supporting its determination as to whether the proposed project can be considered exempt from CEQA by qualifying for the Class 32 Infill Exemption. The proposed project's consistency with the focused list of criteria pursuant to Sections 15332 and 15300.2 are addressed in the accompanying Environmental Review Checklist.

Further, the City's standard list of project conditions focusing on air quality, biological resources, geology/soils and noise and cultural – tribal archaeological monitoring (construction best management practices) would be implemented by the project applicant to avoid or reduce potential adverse impacts during construction.

The following section summarizes how the proposed project, with implementation of standard construction conditions listed above, meets the Class 32 Urban Infill exemption; and thus, can be determined exempt from CEQA. Projects determined to be exempt from CEQA and do not

meet any of the exceptions set forth in Section 15300.2 of the CEQA Guidelines qualify for an exemption under CEQA Guidelines Section 15332, Class 32.

In-Fill Development Project Exemption

Article 19 of the CEQA Guidelines, Sections 15300 through 15333, includes a list of classes of projects that have been determined to not have a significant effect on the environment; and are Therefore, exempt from CEQA. Section 15332 of the CEQA Guidelines provides a categorical exemption for infill development projects that meet the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan polices as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The applicability of the above criteria to the proposed project is summarized in the following sections.

Criterion 15332(a): General Plan and Zoning Consistency

The City of Santee General Plan designates the site as Town Center R-22. The proposed project is allowed outright in this zoning district. As stated, discretionary review is required for approval of the Development Review, Tentative Parcel Map and Density Bonus applications. With approval of conditions applicable to these applications and adherence to development standards in the Santee Municipal Code, the project would be “consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations” as required per Criterion 15332 (a).

Criterion 15332(b): Project Location, Size, and Context

The project site is less than one acre in size located within the City of Santee. The site is developed and surrounded by existing residential, commercial and light industrial development. Thus, the proposed project meets Criterion 15332(b).

Criterion 15332(c): Endangered, Rare, or Threatened Species

Currently, the project site is developed with ornamental landscaping and ruderal (weedy) species. No endangered, rare or threatened species are known to occur because there is lack of suitable habitat. Thus, the proposed project would not create a significant disturbance to any special-status species. Further, implementation of standard construction best management

practices would address nesting bird requirements per the Migratory Bird Treaty Act. Therefore, the proposed project meets Criterion 15332(c).

Criterion 15332(d): Traffic, Noise, Air Quality, and Water Quality

The following sections present a summary of the Environmental Review Checklist analysis regarding potential effects related to traffic, noise, air quality, and water quality resulting from implementation of the proposed project. As demonstrated below, the proposed project meets Criterion 15332(d).

Traffic. As discussed in Section XVII, *Transportation*, of the Environmental Review Checklist, the Governor’s Office of Planning and Research (OPR) released *The Technical Advisory on Evaluating Transportation Impacts in CEQA*, which includes screening thresholds to identify when a lead agency may screen out VMT impacts. According to the *City’s VMT Guidelines*, there are seven screening criteria that can be applied to effectively screen projects from VMT project-level assessments. The purpose is to screen out projects that are presumed to have a non-significant transportation impact based on facts of a project and to avoid unnecessary analysis and findings that would be inconsistent with the intent of SB 743. The following lists the various screening criteria:

1. Projects Located in a Transit-Accessible Area
2. Small Projects
3. Projects in a VMT-Efficient Area
4. Locally Serving Retail Projects
5. Locally Serving Public Facilities
6. Redevelopment Projects with Lower Total VMT
7. Infill Affordable Housing

The project would meet at least two of the criteria.

Small Projects

As described in the *City’s VMT Guidelines*, projects generating 500 or fewer net new daily vehicle trips may be presumed to have a less than significant impacts absent substantial evidence to the contrary. SANDAG trip rates from the *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, (April 2002) were used to estimate daily trip generation from the proposed project. Using a trip generation rate of 6 trips per unit per day, the project is estimated to generate 102 net new daily trips; and thus, would meet screening criteria (2).

Infill Affordable Housing

The proposed project would be 100% affordable developed within an infill area in the City of Santee. Thus, the project would meet screening criteria (7).

Noise. As discussed in Section XIII, *Noise*, of the Environmental Review Checklist, operations

associated with the proposed project would primarily be generated by vehicle traffic on local roadways and the project site. The project would be accessed via 1st Street, a two-lane residential street. Whether a traffic-related noise impact would occur to existing and proposed residences is based on whether new project traffic, when added to the existing traffic, would cause the exterior Leq to noticeably increase (+3 dBA) and/or exceed 65 dBA Ldn/CNEL, the noise level determined to be normally compatible within residential areas per Figure 7-3 in the Santee General Plan Noise Element. Ambient noise conditions were measured on February 27, 2023. The 15-minute Leq was 56.2 dBA which is less than the normally compatible limits. The project would generate approximately 102 daily trips (6 trips per unit). Of the total, approximately 10 percent, or 10 trips, would occur during the peak hour. To cause a noticeable increase in noise levels, project traffic would have to double existing volumes. A total of 5 cars were counted on 1st Street during the 15-minute monitoring period. Thus, the existing peak hour traffic is approximately 20 vehicles. The addition of 10 peak hour trips would not double existing volumes; and thus, would not generate enough additional sound energy to cause a noticeable increase in existing traffic noise. Thus, project-related traffic noise would be **less than significant**.

Section 5.04.090 (A) (1) limits the use of powered construction equipment at any construction site on Mondays through Saturdays except between the hours of 7:00 a.m. and 7:00 p.m. Section 5.04.090 (A) (4) of the Santee Municipal Code limits the use of construction equipment with an Lmax of 85 dBA or greater to 10 consecutive days of use. If more than 10 days is required, the applicant must notice all property owners within 300 feet per code. Typical construction equipment used on-site would not exceed this noise level. Further, implementation of standard construction best management practices would minimize temporary construction noise. Thus, temporary construction noise impacts would be **less than significant**.

Air Quality. A detailed discussion of applicable thresholds of significance and estimated construction and operational emissions is presented in Section III, *Air Quality*, of this Environmental Review Checklist. As discussed in Section III, because the proposed project would result in emissions below the applicable thresholds of significance, the proposed project would not be expected to result in a cumulatively considerable contribution to the region's existing air quality conditions. Further, implementation of standard construction best management practices would reduce air emissions during construction. Therefore, the proposed project is not anticipated to result in short-term construction-related or long-term operational emissions of air quality pollutants that have the potential to result in significant effects on the environment.

Water Quality. Issues related to water quality are discussed in Section X, *Hydrology and Water Quality*, of this Environmental Review Checklist. As required by the Federal Clean Water Act, under the National Pollution Discharge Elimination System (NPDES Permit Program), the City of Santee is required to maintain, implement, and enforce an effective Stormwater Management Plan (SWMP) to minimize or avoid the discharge of pollutants off-site and to enhance the water quality. As stated in the Hydrology Report (Pasco Laret Suiter, February 2023), the site drains from multiple locations which ultimately confluence northwest of the site in Park Avenue. Biofiltration landscape planters installed throughout the building structure area, amended soil

landscaped areas and permeable pavers have been proposed to minimize the total on site impervious area. Note that all public Right-of-Way drainage patterns will be unchanged in proposed conditions. All proposed site drainage will ultimately reach the northwest corner of the site in the Park Avenue flowline where it will ultimately follow the existing drainage flow path.

There are no rivers or streams on the project site. The project would modify on-site drainage; however, it would not alter the course of an existing stream or river that would result in on- or off-site erosion or siltation or otherwise impact riparian or other natural resources. On-site stormwater collection would be designed to retain design capture volume for the project so runoff volumes are controlled to match existing conditions. Thus, no flooding on- or off-site would occur. The stormwater system would treat flows to achieve water quality requirements prior to discharge off-site if required. The project would not substantially degrade water quality or otherwise violate discharge standards. Therefore, the proposed project would not result in any significant effects related to water quality.

Criterion 15332(e): Utilities and Public Services

As discussed in Section XV, *Public Services*, and Section XIX, *Utilities and Service Systems*, of this Environmental Review Checklist, the project would not exceed the capacity of, or otherwise involve a substantial demand on, public services or utility infrastructure. Electricity, natural gas, telecommunications, water, and sanitary sewer services would be provided by way of connections to the existing infrastructure located within 1st Street and Park Avenue adjacent to the site. Electricity and water/wastewater services for the proposed project would be provided by San Diego Gas & Electric and the Padre Dam Municipal Water District. Because the project would develop a residential use consistent with current zoning and connect to existing water/sewer infrastructure, the proposed project would not require substantial off-site utility improvements. Thus, the site would be adequately served by all required utilities and public services.

Exceptions to Categorical Exemptions Analysis

Even if a project is ordinarily exempt under any of the potential categorical exemptions, CEQA Guidelines Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. Exceptions to a categorical exemption apply in the following circumstances:

(a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant. Therefore, these classes are considered to apply all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The following summary analysis addresses whether any of the exceptions to the CEQA exemption apply to the proposed project.

Criterion 15300.2(a): Location

This criterion applies to CEQA exemption Classes 3, 4, 5, 6, or 11, which are qualified by consideration of where the project is to be located. With respect to residential construction, a Class 3 exemption as defined in Section 15303, *New Construction or Conversion of Small Structures*, is limited to one single-family residence (15303(a)) or a duplex or multifamily dwelling totaling no more than four units (15303(b)). The project would provide 17 units; and thus, would not qualify for a Class 3 exemption. A Class 4 exemption, as defined in Section 15304, *Minor Alternations to Land*, does not address residential construction; and thus, would not apply to the proposed project. Similarly, Class 5, 6 and 11 exemptions do not apply based on the scope of the proposed project. This Environmental Review Checklist demonstrates that the project qualifies for a Class 32 Infill Exemption.

Criterion 15300.2(b): Cumulative Impact

Pursuant to CEQA Section 15300.2(b), in applying this exception, the cumulative impact must result from “successive projects of the same type in the same place.” Both the “same type” and “same place” limitations restrict the scope of this exception.

The project site is located adjacent to existing residential, commercial and light industrial uses and would be consistent with existing zoning regulations. Thus, no cumulative land use impacts would occur. In addition, typical cumulative impact concerns are related to increased traffic, noise, air quality, and Greenhouse Gas (GHG) emissions.

As stated, significant transportation impacts under CEQA, as of July 1, 2020, are now determined based on VMT. The proposed project would construct 17 new affordable

multifamily units. Because it is a small project and 100% affordable project, it screens out of a Vehicle Miles Traveled analysis as discussed above. Thus, it is presumed to have a less than significant VMT impact. Thus, no VMT analysis was warranted or performed.

As discussed in Section XVII, *Transportation*, the project would add 10 new morning peak hour trips to 1st Street. No new road infrastructure would be required. Combined with cumulative traffic volumes, the project traffic would not increase baseline volumes.

As discussed in Section IV, *Air Quality*, the maximum daily construction and operational criteria air pollutant emissions would be below the San Diego Air Pollution Control District thresholds. Similarly, GHG emissions generated by construction and operation of the proposed project would be below the 3,000 metric ton annual screening threshold. Because the proposed project would result in emissions below the applicable thresholds of significance, the proposed project would not be expected to result in a cumulatively considerable contribution to the region's existing air quality or GHG emissions conditions. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(b) does not apply to the proposed project.

Criterion 15300.2(c): Significant Effect

In listing a class of projects as exempt, the Secretary has determined that the environmental changes typically associated with projects meeting the criteria of a specific class, are not significant effects as defined under CEQA, even though an argument might be made that they are potentially significant.

The plain language of CEQA Guidelines, Section 15300.2, subdivision (c), requires that a potentially significant effect must be "due to unusual circumstances" for the exception to apply. The determination as to whether "unusual circumstances" occur (CEQA Guidelines, Section 15300.2(c)) is reviewed under PRC *Section 21168.5* with respect to the substantial evidence criterion.

Unusual circumstances are not defined by the CEQA Guidelines, but potential site characteristics that could qualify as unusual circumstances, include hazardous materials contamination, the present of sensitive habitats and/ or the potential for flooding. The project site is not included on any lists of hazardous waste sites in the Geotracker database maintained by the State Water Resources Control Board. No Recognized Environmental Conditions (RECs) were identified on the project site. As stated, the site is within the Gillespie Field ALUCP Review Area 1 and Safety Zone 6. Residential uses are compatible within this zone.

The project site is developed and has been extensively disturbed. No sensitive aquatic features or other habitat with the characteristics required to support sensitive plant/animal species occur on the project site or immediate vicinity. The project site is located within Flood Zone X which is mapped as having less than a 1 percent annual chance flood with average depth of less than one foot or within a drainage area of less than one square mile (Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 06073C1653G, May16, 2012).

Based on the above, the project site is not subject to unusual circumstances such as

hazardous materials contamination, the presence of sensitive habitats, or flooding. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(c) does not apply to the proposed project.

Criterion 15300.2(d): Scenic Highway

Neither 1st Street nor Park Avenue are designated scenic. The City of Santee does not have any state designated scenic highways within the municipal boundary (General Plan Community Enhancement Element, 2003). Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(d) does not apply to the proposed project.

Criterion 15300.2(e): Hazardous Waste Sites

The California Environmental Protection Agency provides a list of data resources that provide information regarding the facilities or sites identified as meeting the “Cortese List” requirements, pursuant to Government Code 65962.5. The project site is not located on any list compiled pursuant to Section 65962.5 of the Government Code. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(e) does not apply to the proposed project.

Criterion 15300.2(f): Historical Resources

As discussed in Section V, *Cultural Resources*, of this Environmental Review Checklist, the project site does not contain any existing permanent structures or any other known resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), and does not contain known resources that could be considered historic pursuant to the criteria set forth in subdivision (c) of PRC Section 5024.1. Further, the standard construction best management practices referenced above would be implemented to reduce and/or avoid potential adverse impacts to cultural resources.

Therefore, the proposed project would not result in a substantial adverse change in the significance of a historical resource, and an exception to the exemption under CEQA Guidelines Section 15300.2(f) does not apply to the proposed project.

ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

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

DETERMINATION:

On the basis of this initial evaluation:

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

Signature

Date

Printed Name

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. <u>AESTHETICS</u> – 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public view of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) A scenic vista is typically defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Aesthetic components of a scenic vista generally include scenic quality, sensitivity level and view access. Implementation of the project would occur on a developed residential site. Views into the site from both 1st Street and Park Avenue are of ornamental vegetation, a single-family residence and outbuildings.

The proposed project would be developed consistent with the Town Center (R-22) zoning designation. Further, the project would be subject to the City’s design review process which defines the architectural style, landscaping and overall branding for the proposed development. During design review, details including architectural massing, elevations, finished color,

landscaping and branding for the development would be determined and are envisioned to be consistent with surrounding development.

Development would visually change the site. Views within the area are not designated scenic nor does the site contain any unique visual features identified within the 2000-2020 General Plan. A **less than significant** impact would occur under this threshold.

b) Neither 1st Street nor Park Avenue are designated scenic view corridors. The site is developed with a single-family residence and out buildings. There are no known protected/historic tree species, historic structures or other visually prominent features on or near the site. **No impact** to these resources would occur as a result of project implementation.

c) Implementation of the project would occur on a developed residential site designated for residential development. The site would be developed with a new 17-unit affordable housing project, parking and related infrastructure improvements. As referenced, the road corridors proximal to the site are not designated scenic nor does the site contain any unique visual features. While views of the site would change, the project would be consistent with zoning and other regulations governing scenic quality as stated above. As such, **no impact** would occur under this threshold.

d) The project would add new building and security lighting which would be visible from adjacent streets and residences. Temporary outdoor lighting may be visible during operation of construction equipment; however, construction is expected to occur primarily during daylight hours. Lighting associated with the project would be installed consistent with Section 13.08.010 of the Santee Municipal Code and would be required to comply with the restrictions and specifications contained therein. Thus, impacts related to light and glare would be **less than significant**.

	Potentially Significant Unless Mitigation Incorporated	Potentially Significant	Less than Significant Impact	No Impact
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II. AGRICULTURE AND FORESTRY RESOURCES – Would the project:

a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. <u>AGRICULTURE AND FORESTRY RESOURCES</u> – Would the project:				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The site is designated “urban built up land” in the California Important Farmland Finder database. No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on the project site and these resources would not be affected by project implementation. **No impact** would occur under this threshold.

b) The project site is zoned Town Center R-22 which allows for development of residential uses. The proposed project would be permitted outright in the zone(s). The project site is not enrolled in a Williamson Act contract. The proposed project would not conflict with any zoning designations designed to promote agriculture. **No impact** would occur under this threshold.

c-e) Neither the site nor surrounding areas are used for forestry, timber production or commercial agriculture. As stated, the project site is zoned Town Center R-22. The project would be permitted outright in the Town Center R-22 zone. Thus, the project would not conflict with any zoning designations designed to preserve timber or agricultural resources and would

not involve changes in the existing environment which could result in conversion of Farmland to non-agricultural use. **No impact** would occur under these thresholds.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. <u>AIR QUALITY</u> – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

The project site is located within the San Diego Air Basin, which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD). A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the ozone standard by generating emissions that equal or exceed the established long term quantitative thresholds for pollutants, or exceed a state or federal ambient air quality standard for any criteria pollutant. As part of its air quality permitting process, the SDAPCD has established thresholds in Rule 20.2 requiring the preparation of air quality impact assessments for permitted stationary sources. The SDAPCD sets forth quantitative emission thresholds below which a stationary source would not have a significant impact on ambient air quality. Project-related air quality impacts estimated in this environmental analysis would be considered significant if any of the applicable significance thresholds presented in Table 1 are exceeded.

**Table 1
Daily Emission Thresholds**

Pollutant	Daily Emission Thresholds (lbs/day)
Carbon Monoxide (CO)	550
Nitrogen Oxides (NOx)	250
Particulate Matter 10 (PM ₁₀)	100
Particulate Matter 2.5 (PM _{2.5})	55
Sulfur Oxides (SOx)	250
Volatile Organic Compounds/Reactive Organic Gases	137*

*- VOC threshold based on the significance thresholds recommended by the Monterey Bay Unified Air Pollution Control District for the North Central Coast Air Basin, which has similar federal and state attainment status as the SDAB for O₃.

The regional construction and operational emissions associated with development of the proposed project were calculated using the CalEEMod Version 2020.4.0. The construction emissions were compared to emission thresholds referenced above. The construction activities associated with development would generate diesel emissions and dust. The following material documents project impacts with the content and in the format required for evaluation under the California Environmental Quality Act (CEQA). Each threshold of significance for both air quality and greenhouse gas is addressed below.

a) The federal Clean Air Act Amendments (CAAA) mandate that states submit and implement a State Implementation Plan (SIP) for areas not meeting air quality standards. The SIP includes pollution control measures to demonstrate how the standards will be met through those measures. The SIP is established by incorporating measures established during the preparation of Air Quality Management Plans (AQMPs) and adopted rules and regulations by each local APCD and AQMD, which are submitted for approval to the California Air Resources Board (CARB) and the US Environmental protection Agency (EPA). The goal of an AQMP is to reduce pollutant concentrations below the National Ambient Air Quality Standards (NAAQS) through the implementation of air pollutant emissions controls.

The San Diego RAQS was developed pursuant to California Clean Air Act (CCAA) requirements. The RAQS was initially adopted in 1991 and was updated in 1995, 1998, 2001, 2004, 2009 and 2016. The 2022 RAQS update is under development. Until it is adopted, the 2016 is applicable and can be found at the following:

[https://www.sdapcd.org/content/dam/sdapcd/documents/grants/planning/2016%20RAQS%20\(1\).pdf](https://www.sdapcd.org/content/dam/sdapcd/documents/grants/planning/2016%20RAQS%20(1).pdf)

The RAQS identifies feasible emission control measures to provide progress in San Diego County toward attaining the State ozone standard. The pollutants addressed in the RAQS are volatile organic compounds (VOC) (also referred to as Reactive Organic Gases (ROG)) and oxides of nitrogen (NOx), precursors to the photochemical formation of ozone (the primary component of smog). The RAQS was initially adopted by the San Diego County Air Pollution Control Board on June 30, 1992, and amended on March 2, 1993, in response to ARB comments. At present, no attainment plan for particulate matter less than 10 microns in diameter (PM₁₀) or

particulate matter less than 2.5 microns in diameter (PM_{2.5}) is required by the state regulations; however, SDAPCD has adopted measures to reduce particulate matter in San Diego County. These measures range from regulation against open burning to incentive programs that introduce cleaner technology. These measures can be found in a report titled “*Measures to Reduce Particulate Matter in San Diego County*” December 2005 and can be found at: <https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/IVR/AdminRecord/IncorporatedByReference/Appendices/Appendix-C---Air-Quality-Report/SDAPCD%202005.pdf>

The RAQS relies on information from CARB and San Diego Association of Governments (SANDAG), including mobile and area source emissions, as well as information regarding projected growth in the County, to estimate future emissions and then determine strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population and vehicle trends as well as land use plans developed by the cities and the County as part of the development of the individual General Plans. As such, projects that propose development consistent with the growth anticipated by the general plans would be consistent with the RAQS. In the event that a project would propose development which is less dense than anticipated within the General Plan, the project would likewise be consistent with the RAQS. If a project proposes development that is greater than that anticipated in the General Plan and SANDAG’s growth projections, the project might conflict with the RAQS and SIP; and thus, have a potentially significant impact on air quality.

Under state law, the SDAPCD is required to prepare an AQMP for pollutants for which the SDAB is designated non-attainment. Each iteration of the SDAPCD’s AQMP is an update of the previous plan and has a 20-year horizon. Currently the SDAPCD has implemented the *2020 Plan for Attaining the National Ambient Air Quality Standard for Ozone in San Diego County* (October 2020) and a 2004 Carbon Monoxide Plan. The 2020 ozone plan was submitted to CARB on October 20, 2020. It was adopted and submitted to the USEPA for review on December 28, 2020. Comments from the USEPA are pending. This plans is available for download on the ARB website located at the following URL: [https://www.sdapcd.org/content/dam/sdapcd/documents/grants/planning/Att%20A%20\(Attainment%20Plan\)_ws.pdf](https://www.sdapcd.org/content/dam/sdapcd/documents/grants/planning/Att%20A%20(Attainment%20Plan)_ws.pdf)

With respect to the proposed project, it is permitted outright per the Town Center R-22 zone. As referenced, projects that are consistent with the growth anticipated by the general plan are consistent with the AQMP and RAQS. Further, as stated below, the project would not exceed the SDAPCD thresholds of significance during construction or operation. Based on these findings, the project is consistent with regional growth projections; and thus, would be consistent with the AQMP/RAQS. **No impact** would occur under this threshold.

b) The analysis of air quality impacts conforms to the methodologies recommended in the SDAPCD Guidelines; therefore, construction and operational emissions generated by the proposed project are analyzed separately. Project air pollutant emissions were quantified using the California Emissions Estimator Model (CalEEMod Version 2020.4.0) and are summarized in

Tables 2 and 3. As shown, criteria pollutant volumes generated during project construction and operation would not exceed thresholds of significance disclosed in the SDAPCD Guidelines for any of the pollutant categories listed above. Further, implementation of standard construction best management practices 1 through 9 as applicable, would contribute to reductions in construction related air emissions. Worksheets are provided as Appendix A.

Table 2
Maximum Project Construction-Related Emissions

Pollutant	Highest Project Emissions (lbs/day)	Threshold of Significance (lbs/day)	Exceeds Threshold?
ROG	4.2	137	NO
NO _x	13.9	250	NO
CO	14.8	550	NO
SO _x	0.02	250	NO
PM ₁₀	3.8	100	NO
PM _{2.5}	2.1	54	NO

Source: CalEEMod Version: CalEEMod.2020.4.0.

Table 3
Maximum Operational-Related Emissions

Pollutant	Proposed Project Emissions (lbs/day)	Threshold of Significance (lbs/day)	Exceeds Threshold?
ROG	0.8	137	NO
NO _x	0.5	250	NO
CO	5.0	550	NO
SO _x	0.01	250	NO
PM ₁₀	0.8	100	NO
PM _{2.5}	0.2	54	NO

Source: CalEEMod Version: CalEEMod.2020.4.0.

Once fully operational, the proposed project would not generate volumes of criteria pollutants which may exceed thresholds of significance disclosed in the SDAPCD Guidelines for any of the pollutant categories listed above. Based on the air modeling conducted, the project will not exceed the SDAPCD air quality impact thresholds the criteria pollutants. Impacts would be **less than significant**.

c) This discussion focuses on Toxic Air Contaminants (TAC) associated primarily with construction emissions and Carbon Monoxide (CO) associated with project-generated traffic. The proposed project would be constructed consistent with the Town Center R-22 zoning and require a common mix of equipment. As shown, construction emissions would not violate SDAPCD daily construction emission standards. With respect to operation, the proposed project would not include uses that cause or contribute to TAC emissions. Construction and

operation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

The addition of 10 peak hour trips will not adversely affect traffic operations. Thus, the project would not cause or contribute to conditions that could result in a CO hot spot. A **less than significant** impact would occur under this threshold.

d) Land uses and industrial operations that commonly generate odors include agricultural uses, wastewater treatment plants (WWTPs), food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The approved project would be comprised of new residences which do not include land uses with emissions that would adversely affect a substantial number of people; and thus, result in odor complainants. Therefore, the proposed project would not result in other emissions (such as those leading to odors) that would adversely affect a substantial number of people. A **less than significant** impact would occur under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES --

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES --

Would the project:

vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) The proposed project site is flat and disturbed. Vegetation is comprised of ruderal (weedy) species. Non-native ornamental deciduous trees are located around the perimeter of the site. Based on the habitats present within the property, there is potential for migratory bird and raptor species to occur.

Nesting/Migratory Birds. The U.S. Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711) is an international treaty that makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Sections 3503, 3503.5, and 3800 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests, or eggs. Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) or loss of habitat upon which the birds

depend could be considered “take” and constitute a violation of the MBTA. Migratory birds include common, sensitive and listed species.

Habitat suitable for nesting birds (including raptors and species referenced above) protected by the California Fish and Game Code is present on the site and adjacent areas. Birds may nest in trees, shrubs, and other vegetation, in tree cavities, on open ground, or on structures and other surfaces. Because impacts to nesting birds could occur during vegetation removal and grading operations, implementation of construction best management practices pertaining to nesting birds would avoid impacts. **No impact** would occur under this threshold.

b-c) No evidence of jurisdictional features are present on the site. **No impact** to jurisdictional features would occur with development of the project.

d) Wildlife corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated “islands” of wildlife habitat. Various studies have concluded that in the absence of habitat linkages that allow movement to adjoining open space areas, some wildlife species (especially the larger and more mobile mammals) will not likely persist over time. Such fragmented or isolated habitat areas hinder the transfer of new individuals and genetic information.

Corridors mitigate the effects of this fragmentation by:

- Allowing animals to move between remaining habitats, thereby permitting depleted populations to be replenished and promoting genetic exchange;
- Providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (fire, disease, etc.) will result in population or local species extinction; and
- Serving as travel routes for individual animals as they move in their home ranges in search of food, water, mates, and other necessary resources.

Wildlife movement activities usually fall into one of three movement categories: dispersal (e.g., juvenile animals from natal areas or individuals extending range distributions), seasonal migration, and movements related to home range activities (e.g., foraging for food or water, defending territories, or searching for mates, breeding areas, or cover).

The project site is bordered on all sides by existing development. As stated in the 2000-2020 General Plan, the nearest migratory corridor is the San Diego River corridor approximately one mile north of the site. **No impact** would occur under this threshold.

e) The City of Santee Tree Protection and Removal regulations are in Section 8.06.070 of the Municipal Code. Regulations require a permit for the removal of various species in public

places. Tree removal would be subject to removal conditions which may include replacing the trees with the same species at a specified ratio. Provided no street trees or trees in public places are remove, **no impact** will occur under this threshold.

f) The project site is not located within the boundaries of the City of Santee Draft MSCP Subarea Plan preserve system or other approved local, regional, or state habitat conservation plan. There are no local policies or ordinances protecting biological resources apart from state and federal mandates. **No impact** will occur under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. <u>CULTURAL RESOURCES</u> --				
would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-b) **Historic Resources.** The project site is developed with a single-family residence and outbuildings. No structures or other features that would be affected by the project occur on-site. As shown in Figure 6-2 of the 2000-2020 General Plan, shows the greatest likelihood for the discovery of previously unknown cultural resource sites is along the San Diego River corridor. The project site is approximately one mile south of this area. Thus, **no impact** to historical or cultural resources would occur as a result of project implementation.

c) There is always the possibility that ground-disturbing activities during construction may uncover previously unknown buried human remains. If human remains are discovered during any phase of construction, including disarticulated or cremated remains, all ground-disturbing activities must cease within 100 feet of the remains and the County Coroner and the Lead Agency must be immediately notified.

California State Health and Safety Code §7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code (PRC) §5097.98. If the County Coroner

determines that the remains are Native American, the NAHC shall be notified within 24 hours and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. These requirements are contained within the Cultural Resources – Tribal Archaeological Monitor construction best management practices. With adherence to the existing regulations and construction best management practices, impacts related to the unanticipated discovery of human remains would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VI. ENERGY – would the project:

a) Result in potentially significant adverse impact due to wasteful, inefficient, consumption of energy resources during project construction or operation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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a) Project construction would utilize common methods for site preparation, grading and installation of all infrastructure. Construction vehicles and equipment would utilize fossil fuels such as gasoline, diesel fuel, and motor oil. However, construction would be short-term and temporary. The project is not anticipated to include any unique features or construction techniques that would generate high energy demand or be wasteful or otherwise result in inefficient use of fuels or other sources of energy. The project would conform with all state and local requirements regarding construction-related energy use, including anti-idling regulations. The project would not result in wasteful energy use, and would result in a **less than significant** impact under this threshold.

b) The project would be required to comply with California Energy Code Title 24 requirements. Further, the project would implement water conservation strategies focused on achieving the goals set forth by Senate Bill X7 7 (2010) which mandates a statewide 20% per capita reduction in water consumption by 2020. The proposed project will have to meet Title 24 energy requirements and comply with California Building Code's (CBC) Zero Net Energy requirements if in affect at time of building permit issuance.

The project would comply with applicable elements of state and local plans through the implementation of measures addressing energy efficient design, water conservation and related

features that reduce energy demand. While the project would increase demand for public utilities in the region; for reasons stated above, this would not represent a significant impact with respect to energy consumption nor would it conflict with state or local plans for renewable energy or energy efficiency. **No impact** would result from the project under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. <u>GEOLOGY AND SOILS</u> –				
would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable 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 1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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VII. GEOLOGY AND SOILS –

would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) (i) Surface fault ruptures occur along traces of active or potentially active faults. There are no mapped active faults running through the City of Santee. The Rose Canyon Fault Zone, located approximately 10 miles west of the City of Santee, is the closest known active fault. With implementation of geotechnical recommendations, the potential for surface fault rupture and related impacts at the site would be **less than significant**.

a) (ii) During the life of the proposed improvements, the property will likely experience moderate to occasionally high ground shaking from known faults, as well as background shaking from other seismically active areas. The project specific Geotechnical Report (Geo-Logic), January 2023) provides recommendations for site preparation and foundation design to minimize impacts associated with a seismic event. With implementation of measures in the Geotechnical Report and implementation of applicable elements of the current California Building Code requirements, seismic concerns and related structural impacts associated with ground shaking would be reduced to **less than significant**.

a) (iii) Liquefaction of soils typically occurs within the upper 30 feet nearest the ground surface. When saturated, loose, fine- to medium-grained soils (sand and silt) are present. Earthquake shaking suddenly increases pressure in the water that fills the pores between soil grains, causing the soil to lose strength and behave as a liquid. When liquefaction occurs, the strength of the soil decreases, reducing the ability of the underlying soil to support foundations for buildings and other structures. As stated in the Geotechnical Report, the site is not over a near-surface groundwater table. Because of the fine-grained nature of the site Alluvium and underlying dense bedrock, the potential for largescale liquefaction effects on the proposed surface improvements is very low. Specific design recommendations are provided to address the characteristics of the on-site soil type. **No impact** would occur under this threshold.

a) (iv) The site is flat and surrounded by flat land. It is not located within and adjacent to a mapped earthquake landslide zone. With implementation of standard construction best management practices that pertain to compliance with recommendations in the Geotechnical Report, construction and post-construction impacts related to landslides or other impacts associated with slope stability will be reduce to **less than significant**.

b) The site is less than one acre in size; thus, the project would comply with the City of Santee Stormwater Pollution Prevention Program that will be imposed as a project condition. As required by the City, all construction sites are required to prepare an Erosion Control Plan and submit it for review and approval before starting construction activities. The Erosion Control Plan must include all Best Management Practices (BMPs) applicable to the project, such as erosion/sediment control, materials and waste storage, and inlet protection. With approval of the Erosion Control Plan, impacts would be **less than significant**.

c, d) Land subsidence is defined as the sinking or settling of land to a lower level. Causes can include: (1) earth movements; (2) lowering of ground water level; (3) removal of underlying supporting materials by mining or solution of solids, either artificially or from natural causes; (4) compaction caused by wetting (hydro-compaction); (5) oxidation of organic matter in soils; or (6) added load on the land surface. The subject site is not located in a known area of significant subsidence. The soils most susceptible to seismically induced settlement (subsidence) are the loose alluvial soils of the San Diego River and its tributaries.

Expansive soils have a significant amount of clay particles which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed and can be found in hillside areas as well as in low-lying alluvial basins. As stated in the Geotechnical Report, soils on-site are determined to have low to very-low expansion potential. Recommendations in the Geotechnical Report related to remedial grading would minimize settlement or compaction post-construction. Impacts related to this threshold would be **less than significant**.

e) The proposed project would connect to the existing sewer line located along either 1st Street or Park Avenue. No septic systems would be installed. **No impact** would occur under this threshold.

f) Paleontological resources are not addressed in the 2000-2020 General Plan Conservation Element. As discussed in the Geotechnical Report (Geo-Logic, January 2023), soils on the site are characterized as alluvium (from the adjacent San Diego River) overlying Cretaceous Granite. Surficially, the site is mantled by Placentia Sandy Loam. According to the *County of San Diego Guidelines for Determining Significance, Paleontological Resources* (March 2007), paleontological resources are found in geologic deposits of sedimentary rock (e.g. sandstone, siltstone, mudstone, claystone, or shale). These conditions do not occur on the project site. Thus, **no impact** to paleontological resources are anticipated with the proposed project.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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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 any 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"/> |

The City of Santee approved a qualified GHG reduction plan under CEQA called the *Sustainable Santee Plan: The City's Roadmap to Greenhouse Gas Reductions*, in December 2019. Neither the City nor the County have established a CEQA threshold of significance for GHG emissions. The State CEQA Guidelines Section 15064.4 does not establish a threshold of significance but states that Lead Agencies may appropriately look to thresholds developed by other public agencies or suggested by other experts, as long as any threshold chosen is supported by substantial evidence (State CEQA Guidelines Section 16064.7(c)). Various threshold approaches have been recommended, drafted, or adopted by other public agencies. The County of San Diego uses 900 metric tons of carbon dioxide (CO₂) equivalent (MT CO₂e) annually as a screening threshold.

The proposed project's annual operating emissions in 2025 plus amortized project construction emissions were estimated to be approximately 242 MT CO₂e as shown in Table 4. The projected emissions would not exceed the County of San Diego screening threshold. The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, the proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

**Table 4
 Combined Annual Greenhouse Gas Emissions**

Emission Source	Annual Emissions (CO ₂ E)
Construction	242 metric tons 30-year amortized – 8 metric tons
Operational Energy	28 metric tons

Solid Waste Water	1 metric tons 6 metric tons
Mobile	116 metric tons
Total	159 metric tons

Source: CalEEMod 2020.4.0

b) As discussed above, operation of the proposed project would result in an estimated total of 159 CO₂e (MT/year). The GHG emissions from the proposed project would not exceed the SCAQMD GHG threshold. SCAQMD regulations ensure that federal and state air quality standards are met. Further, the project would be consistent with the following goals of the draft Sustainable Santee Plan approved in December 2019:

- Goal 2: Increase energy efficiency in new residential units; and
- Goal 9: Decrease GHG emissions through reducing solid waste generation.

As a standard condition of approval referenced above, the project would be required to comply with current Energy Code (California Code of Regulations, Title 24, Part 6) and the 2019 CALGreen standards, which require energy-efficient measures including increased lighting efficiency and the installation of Energy Star® appliances. As required by the 2020 CALGreen standards, the project would reduce indoor water consumption by 20 percent and would implement outdoor water use reduction measures outlined in the Model Water Efficient Landscape Ordinance. The project would also comply with the Sustainable Santee Action Plan CEQA Project Consistency Checklist and the Santee Water Efficient Landscape Ordinance which both promote energy efficient buildings and water conservation and by imposing various requirements related to evapotranspiration rates, irrigation efficiency and plant factors. The project would comply with the City’s construction and demolition recycling ordinance (Santee Municipal Code Section 13.38.060) and Solid Waste Ordinance, which follow state regulations for solid waste and recycling.

Therefore, the project would not conflict with the goals and objectives of the Sustainable Santee Plan. Likewise, the proposed project would not conflict with the provisions of AB 32, or any other State or regional plan, policy, or regulation of an agency adopted for the purpose of reducing greenhouse gas emissions. Impacts would be less than significant.

Consistency with EO S-3-05 and SB 32

EO S-3-05. This EO establishes the following goals: GHG emissions should be reduced to 2000 levels by 2010, to 1990 levels by 2020, and to 80% below 1990 levels by 2050.

SB 32. This bill establishes a statewide GHG emissions reduction target whereby CARB, in adopting rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions, shall ensure that statewide GHG emissions are reduced to at least 40% below 1990 levels by December 31, 2030. Some of the policies related to this goal include updated building codes for energy efficiency, the low carbon fuel standard, Pavley (California Assembly Bill) vehicle emissions standards, and the Renewable Portfolio Standards

for utility companies. As stated, the proposed project would not exceed the 3,000 MT CO_{2e} annual screening threshold; and thus, is not considered a cumulatively considerable source of GHG emissions. However, the project would be required to implement efficiency strategies intended to reduce overall energy and water demand and related GHG emissions associated with generating and conveying energy to the site as well the energy required to treat and convey potable water to the project site.

CARB has indicated that statewide, California is on track to achieving both the 2030 and 2050 goals. CARB stated in the First Update to the Climate Change Scoping Plan that “California is on track to meet the near-term 2020 GHG emissions limit and is well positioned to maintain and continue reductions beyond 2020 as required by AB 32” (CARB 2014, p. ES2). This is confirmed in the 2017 Scoping Plan, which states that the Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible and cost-effective strategies to ensure that California meets its GHG reduction targets.

As stated, the project would not generate enough GHG emissions to cumulatively contribute to global climate change; and thus, would not adversely impact the attainment of statewide reductions in GHG emissions referenced above. However, the measures implemented by the project as required per existing state and local plans, policies and regulatory codes, would contribute to GHG reduction goals mandated by AB 32 and further address in EO S-3-05 and SB 32. The project will not impede or delay local, regional or statewide initiatives to reduce GHG emissions. Impacts related to threshold b would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless 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, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. <u>HAZARDS AND HAZARDOUS MATERIALS</u> - Would the project:				
hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school		<input type="checkbox"/>		
d) Be located on a site which is included on a list of hazardous material 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 or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, c) The proposed project would construct 17 new multifamily units. No hazardous materials other than small quantities of cleansers typical of residential uses would be used or stored on-site. All such substances would be used in accordance with applicable requirements and would not pose a significant hazard to the public or environment. No hazardous materials would be created on-site nor would hazardous materials be released from the site.

The nearest school to the project site is Santana High School at 9915 Magnolia Avenue, approximately one mile north of the site. This school is located greater than ¼ mile from the

site. Further, no hazardous chemicals would be stored or used on-site as stated above. A **less than significant** impact would occur under thresholds **a, b** or **c**.

d) No uses or activities that could have caused or contributed to a release of hazardous chemicals or materials occur or have occurred on the site. This was confirmed during review of available databases listing known hazard sites (i.e, Geotracker accessed February 22, 2022). There are no files in Geotracker for the project site that would indicate evidence of hazardous environmental conditions on or in proximity to the project site. **No impact** would occur under this threshold.

e) Gillespie Field is located approximately one mile south of the site. The site is within Airport Influence Area I and Safety Zone 6 of the Gillespie Field Airport Land Use Compatibility Plan (ALUP). As stated, the site is within the Gillespie Field ALUCP Review Area 1 and Safety Zone 6. Residential uses are compatible within this zone. **No impact** would occur under this threshold.

f) The proposed project would not obstruct emergency ingress/egress to and through the project vicinity through road closures or other project actions. The project site would be accessed from 1st Street and be constructed to City of Santee standards. Any improvements that require lane closures or other modifications to traffic flow during construction will be managed per a Traffic Control Plan, which will be required as a Public Works Construction Standard. Access to areas surrounding the site would not be affected by the project. **No impact** would occur.

g) The project site is located in a developing residential area and within a Local Responsibility Area for fire protection. The project site is not located in a Fire Hazard Severity Zone (FHSZ) as designated in maps prepared by the California Department of Forestry and Fire Protection (Cal Fire FHSV Viewer (<https://egis.fire.ca.gov/FHSZ/>), accessed February 2022). The closest FHSZ is located approximately 1.5 miles south of the site south of Weld Boulevard. Project development would require implementation of design measures specified by the City of Santee Fire Department as part of the design review process. This will include adequate access for fire apparatus, maintenance of defensible space and installation of fire hydrant(s) on or proximal to the project site. **No impact** would occur under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY – Would the project:

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. <u>HYDROLOGY AND WATER QUALITY</u> – Would the project:				
surface or ground water quality?				
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surveys, in a manner which 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 water runoff 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Otherwise impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami or seiche 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY – Would the project:

control plan or sustainable groundwater management plan?

a, c) The City of Santee has adopted a Best Management Practices (BMP) design manual to provide guidance on the design of pre- and post-construction BMPs to minimize or avoid erosion and off-site water quality impacts associated with development projects. All project applicants must submit a BMP plan sheet along with grading or renovation plans, that shows both temporary and permanent BMPs and graphically demonstrates the location of each required site design, source control and structural BMP. Further, project applicants are required to submit a Stormwater Quality Management Plan (SWQMP) to the City for review and approval as part of the project review process. Post-construction implementation of Treatment Control BMPs (TCBMPs) would avoid off-site water conveyance and related water quality impacts during project operation.

There are no rivers or streams on the project site. The project would modify on-site drainage; however, it would not alter the course of an existing stream or river that would result in on- or off-site erosion or siltation or otherwise impact riparian or other natural resources. On-site stormwater collection would be designed to retain design capture volume for the project so runoff volumes are controlled to match existing conditions. Thus, no flooding on- or off-site would occur. The project site is located within Flood Zone X which is mapped as having less than a 1 percent annual chance flood with average depth of less than one foot or within a drainage area of less than one square mile (Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 06073C1653G, May16, 2012). Thus, the project would not impede or redirect flood flows. The stormwater system would treat flows to achieve water quality requirements prior to discharge off-site. The project would not substantially degrade water quality or otherwise violate discharge standards. Impacts would be **less than significant**.

b) The site would be served via existing water/wastewater lines located along 1st Avenue and Park Avenue. Water supply is provided by Padre Dam Municipal Water District. All water provided to District customers is sourced from the San Diego County Water Authority. Currently, the District pumps a small amount of groundwater from the Santee Basin to supplement the recycled water system using a District-owned well. As stated in the 2020 Urban Water Management Plan (UWMP), the well is unreliable; thus, groundwater from the well are not included in future supply forecasts. Further, the District has no plans for other groundwater supplies in the future. The project site is not located within a groundwater recharge area; thus, the project would not change how the regional groundwater is managed. The project would not directly interfere with groundwater recharge. **No impact** would occur.

d) As stated, the project site is located within Flood Zone X which is mapped as having less than a 1 percent annual chance flood with average depth of less than one foot or within a drainage area of less than one square mile (Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 06073C1653G, May16, 2012). The project would redirect on-site drainage patterns; however, it would not impede or redirect flood flows from surrounding properties. As referenced, all drainage would be managed to ensure pre-construction flows off-site are maintained. The project would not expose people or structures to flood hazard from severe storm events.

Per the 2000-2020 General Plan, the central portion of the City of Santee is located in the San Diego River Valley downstream of three major dams in San Diego County; the San Vicente Dam, the El Capitan Dam, and the Chet Harrit Dam (Lake Jennings). Per Figure 8-2 of the General Plan Safety Element, dam inundation areas are located proximal to the site. The site is within an inundation zone; and thus, could be affected should a dam failure occur.

Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The project is located well inland from the Pacific Ocean. There are no maps in the 2000-2020 General Plan that show potential inundation from a seiche. The nearest reservoir is Lake Jennings which is located approximately seven miles east of the site. It is anticipated that water from a seiche event would be channeled into the San Diego River corridor. No **impact** would occur under this threshold.

e) The Santee Basin aquifer is a groundwater basin within the City of Santee and the Padre Dam Municipal Water District service area. It is part of the greater San Diego River surface and groundwater system and is also referred to as the "San Diego River Valley Groundwater Basin". The Santee Basin aquifer is designated by the Department of Water Resources as a very low priority, unadjudicated groundwater basin, that is not critically over drafted. The basin has multiple users but does not have, nor is required to have, a groundwater sustainability plan at this time.

The San Diego River Valley Basin has multiple users, is not adjudicated and does not have an overall groundwater basin management plan. This section evaluates project consistency with the Water Quality Control Plan for the San Diego Basin (October 2020).

Water Quality Control Plan for the San Diego Basin

The *Water Quality Control Plan for the San Diego Basin* (October 2020) is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan: (1) designates beneficial uses for surface and ground waters; (2) sets objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's antidegradation policy; (3) describes implementation programs to protect the beneficial uses of all waters in the San Diego Region; and (4) describes surveillance and monitoring activities to evaluate the effectiveness of the Basin Plan.

Basin Plan implementation occurs primarily through issuance of individual Waste Discharge Requirements (WDRs); discharge prohibitions; water quality certifications; non-point sources, and storm water; and monitoring and regulatory enforcement actions, as necessary. As discussed herein, the project would not cause or contribute to the release of polluted stormwater runoff or generate other discharges that could adversely impact water quality within the San Diego River. All storm flows would be managed using temporary construction BMP and post-construction TCBMPs. The project would not conflict with water quality goals provided in the San Diego Basin Plan.

Municipal Separate Storm Sewer System (MS4) Permit

In November 2015, the San Diego Regional Water Quality Control Board (RWQCB) amended the National Pollutant Discharge Elimination System (NPDES) Storm Water Permit and Waste Discharge Requirements (WDRs) (Order No. R9-2013-0001) under the federal Clean Water Act and the Porter-Cologne Act for discharges of storm water runoff, snowmelt runoff, surface runoff, and drainage within the San Diego Basin watershed. The City of Santee is within the jurisdiction of the San Diego RWQCB and is subject to the waste discharge requirements of the MS4 Permit for San Diego. The County and cities within the County are co-permittees under the MS4 permit and have legal authority to enforce the terms of the permit in their jurisdictions.

The ultimate goal of the MS4 Permit and the related urban storm water management program is to protect the beneficial uses of the receiving waters. To implement the requirements of the permit, the County developed guidelines to control and mitigate storm water quality and quantity impacts to receiving waters as a result of new development and redevelopment. The guidelines require the development of a Water Quality Management Plan that identifies post-construction BMPs to reduce discharges of pollutants into storm water. In this case, post-construction run-off would be managed by TCBMPs as referenced. Construction BMPs would be implemented to avoid the release of polluted discharge into the stormwater system or into an off-site surface water resource. The project would not impact water quality goals specified in the WDRs referenced above. The project would be consistent with the City of Santee MS4 Permit. **No impact** would occur under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. <u>LAND USE AND PLANNING</u> --				
Would the proposal:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XI. LAND USE AND PLANNING --

Would the proposal:

impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

a) The site is zoned Town Center R-22 and located within an area dominated by existing residential, commercial and light industrial development. The proposed use is allowed outright with the Town Center R-22 zone. The site is disturbed and would be accessed via 1st Street. The site is within an established community; however, no new access roads be required to accommodate the project that could divide an established community. **No impact** would occur under threshold **a**.

b) The proposed project is designated as Town Center R-22 in the General Plan land use map. The project would be developed consistent with the zoning as stated above. The following General Plan policies are applicable to the proposed project:

Goal 6. Promote development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses that will create and maintain a high quality environment.

Objective 2.0: Allow for the development of a wide range of housing types in the City.

Policy 2.1 The City should promote the use of innovative site planning techniques that contribute towards provision of a variety of residential product styles and designs.

Consistent. The project would be a 17-unit affordable multifamily development within an existing mixed-use neighborhood.

Policy 2.2 The City should encourage the development of higher density residential developments in areas close the multi-modal transit station and along major road corridors where transit and other convenience services are available.

Consistent. The project site is located approximately 1/3 mile east of the MTS Santee Trolley Station.

Impacts would be **less than significant** under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. <u>MINERAL RESOURCES</u> --				
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"/>

a, b) The 2000-2020 General Plan Conservation Element states that known mineral resources occur along the San Diego River corridor and in the hills located on the north side of the City. No resource extraction or mining has occurred on-site. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. There are no mineral resource extractions and or mining operations occurring in the vicinity. Therefore, **no impact** to mineral resources would occur per thresholds a and b.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. <u>NOISE</u> – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XIII. NOISE – Would the project result in:

levels?

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Noise levels (or volume) are generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dB, and a sound that is 10 dB less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud. In general, a 3 dB change in community noise levels is noticeable, while 1-2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while those along arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

In addition to the instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (L_{eq}). The L_{eq} is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, L_{eq} is summed over a one-hour period. The time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than that which occurs during the daytime. Two commonly used noise

metrics – the Day-Night average level (L_{dn}) and the Community Noise Equivalent Level (CNEL) recognize this fact by weighting hourly L_{eq} over a 24-hour period. The L_{dn} is a 24-hour average noise level that adds 10 dB to actual nighttime (10:00 PM to 7:00 AM) noise levels to account for the greater sensitivity to noise during that time period. The CNEL is identical to the L_{dn} , except it also adds a 5-dB penalty for noise occurring during the evening (7:00 PM to 10:00 PM).

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called ground borne noise. Ground borne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors. Ground-borne vibration related to human annoyance is generally related to velocity levels expressed in vibration decibels (VdB). However, construction-related groundborne vibration in relation to its potential for building damage can also be measured in inches per second (in/sec) peak particle velocity (PPV) (Federal Transit Administration, April 2018). Based on the FTA's *Transit Noise and Vibration Impact Assessment* and the California Department of Transportation's *Transportation-Related Earthborne Vibration, Technical Advisory* (September 2013) vibration levels decrease by 6 VdB with every doubling of distance.

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Residences, hospitals, schools, guest lodging, libraries, and parks are most sensitive to noise intrusion; and therefore, have more stringent noise exposure standards than commercial or industrial uses that are not subject to impacts such as sleep disturbance. Sensitive land uses generally should not be subjected to noise levels that would be considered intrusive in character. Therefore, the location, hours of operation, type of use, and extent of development warrant close analysis to ensure that noise sensitive receptors are not substantially affected by noise.

City of Santee Noise Element

The Noise Element of the Santee General Plan contains goals and policies to control and abate environmental noise and to protect the citizens of Santee from excessive exposure to noise. The Santee General Plan establishes an exterior ambient noise standard of 65 dBA L_{dn} for noise sensitive land uses (NSLUs). This criterion is applied at the rear yard areas of single-family residences and ground floor common areas and private patio areas for multi-family residences. For other NSLUs, such as libraries, schools, or hospitals, noise-sensitive areas shall be those areas that serve a significant function for the use that could be adversely affected by noise. Table 5 presents the Noise Element guidelines for determining acceptable and unacceptable community noise exposure limits for various land use categories. Normally acceptable noise levels are defined as satisfactory, based on the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. Conditionally acceptable noise levels indicate that new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features have been included in the design. Conventional construction with closed windows and fresh air supply systems or air conditioning will normally suffice. Compatibility guidelines are not prohibitive but rather can be used as a guide and a resource.

**Table 5
 Land Use Compatibility for Community Noise Environments**

Land Use	Normally Acceptable^a	Conditionally Acceptable^b	Normally Unacceptable^c	Clearly Unacceptable^d
Single-Family, Duplex, Mobile Homes	50-65	65-70	70-75	75-85
Multifamily	50-65	65-70	70-75	75-85
Transient Lodging – Hotels, Motels	50-65	65-70	70-80	80-85
School, Libraries, Churches, Hospitals, Nursing Homes	50-65	65-70	70-80	80-85
Auditoriums, Concert Halls, Amphitheaters	50-60	60-70	-	70-85
Sports Arena, Outdoor Spectator Sports	50-65	65-75	-	75-85
Playgrounds, Neighborhood Parks	50-70	-	70-75	75-85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50-75	-	75-80	80-85
Office Building, Business and Professional, Commercial	50-70	70-75	75-85	-
Industrial, Manufacturing, Utilities, Agriculture	50-75	75-85	80-85	-

^a Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

^b Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning would normally suffice.

^c Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

^d Clearly Unacceptable: New construction or development should generally not be undertaken.

Note: Noise levels are provided in A-weighted decibels, CNEL.

Source: Office of Noise Control, California Department of Health/City of Santee General Plan Noise Element, August 2003

City of Santee Noise Ordinance

The City’s Noise Ordinance is found in Chapter 5.04 of the Santee Municipal Code (City of Santee 2022). Section 5.04.040, which establishes the City’s noise regulation, generally prohibits nuisance noise and states that it is unlawful for any person to make, continue, or cause to be made or continued within the City limits any disturbing, excessive, or offensive noise that causes discomfort or annoyance to reasonable persons of normal sensitivity residing in the area. This section details several specific sources of nuisance noise and outlines how it may be determined that the noise is in violation of the code. Section 5.04.040 (B) (2) (b) defines a Prima Facie Violation as the operation of any device defined in subsection (B)(2)(a) (i.e., any radio, musical instrument, television, loudspeaker, bullhorn, amplifier, public address system, musical instrument, or other machine or device) between the hours of 10:00 p.m. and 7:00 a.m., in such a manner as to be louder than the average conversational level at a distance of 50 feet from the building, structure or vehicle in which it is located, measured vertically or horizontally. A conversational noise level as defined by the California Department of Transportation (September 2013) is typically 65 dBA at 3 feet.

Section 5.04.090, which specifically pertains to construction equipment, makes operation of any construction equipment outside the hours of 7:00 a.m. through 7:00 p.m., Monday through Saturday, except holidays, unlawful unless the operation is expressly approved by the Director

of Development Services. Construction equipment with a manufacturer’s noise rating of 85 dBA Lmax or greater may only operate at a specific location for 10 consecutive workdays. If work involving such equipment would involve 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 proposed project and the expected duration of work and provide a point of contact to resolve noise complaints.

Vibration. The City of Santee Municipal Code does not provide standards for vibration or thresholds of significance for construction or operational activities that may cause vibration. The Federal Transit Administration (FTA) has published guidelines for assessing the impacts of groundborne vibration associated with construction activities. The FTA measure of the threshold of architectural damage for non-engineered timber and mason buildings (e.g., residential units) is 0.2 in/sec peak particle velocity (PPV). The threshold of perception of vibration is 0.01 in/sec PPV (Federal Transit Administration, Noise and Vibration Manual, September 2018).

The PPV thresholds are converted to decibels of vibration (VdB) for the purpose quantifying potential environmental impact. The FTA uses a threshold of 72 VdB for residences and buildings where people normally sleep (i.e., hotels and rest homes). A threshold of 75 VdB is used for institutional land uses where activities occur primarily during the daytime (i.e., churches and schools). The threshold used for the proposed project is 72 VdB (Federal Transit Administration, Noise and Vibration Manual, September 2018).

There are no state standards for traffic-related vibrations. California Department of Transportation’s (Caltrans) position is that highway traffic and construction vibrations generally pose no threat to buildings or structures. For continuous (or steady-state) vibrations, however, Caltrans considers the architectural damage risk level to be between 0.2 and 2.0 inches/second PPV (California Department of Transportation, *Transportation and Construction Vibration Guidance Manual, September 2013*).

a) **Construction Noise.** Temporary, construction-related noise would occur during construction of the proposed project. The noise levels associated with the operation of common construction equipment are shown in Table 6. The noise levels are provided for reference purposes; not all equipment shown would be used for the proposed project. Noise levels are expected to occur within the ranges shown.

**Table 6
 Typical Maximum Construction Equipment Noise Levels**

Equipment Onsite	Typical Maximum Level (dBA) 25 Feet from the Source	Typical Maximum Level (dBA) 50 Feet from the Source	Typical Maximum Level (dBA) 100 Feet from the Source
Air Compressor	84	79	73

Table 6
Typical Maximum Construction Equipment Noise Levels

Equipment Onsite	Typical Maximum Level (dBA) 25 Feet from the Source	Typical Maximum Level (dBA) 50 Feet from the Source	Typical Maximum Level (dBA) 100 Feet from the Source
Backhoe	84	79	73
Bobcat Tractor	84	79	73
Concrete Mixer	85	78	72
Bulldozer	88	82	76
Jack Hammer	95	89	83
Pavement Roller	86	80	74
Street Sweeper	88	82	76
Man Lift	81	75	69
Dump Truck	82	76	70

Source: Noise levels based on FHWA Roadway Construction Noise Model (2006) Users Guide Table 1. Noise levels based on actual maximum measured noise levels at 50 feet (Lmax). Noise levels assume a noise attenuation rate of 6 dBA per doubling of distance.

Construction of the proposed improvements may utilize dozers, tractors, loaders, trucks and a variety of other types of equipment during each phase of the construction process. Noise levels associated with the equipment commonly used will range from 70 to 76-dBA at 100 feet from the source. A doubling of sound energy yields an increase of three decibels, so multiple pieces of equipment operating together may cause relatively small but noticeable increases in noise levels above that associated with one piece of equipment. Assuming two pieces of construction equipment, each producing a noise level of 76 dBA, are operating at one time on the site in proximity to one another, the worst-case combined noise level during the site preparation phase of construction is an estimated 79 dBA at a distance of 100 feet from the active construction area. The nearest sensitive properties are single-family residences located adjacent to and approximately 20 feet west of the western site boundary.

However, as stated, Section 5.04.090 of the Municipal Code, makes operation of any construction equipment outside the hours of 7:00 a.m. through 7:00 p.m., Monday through Saturday, except holidays, unlawful unless the operation is expressly approved by the Director of Development Services. Construction equipment with a manufacturer’s noise rating of 85 dBA Lmax or greater may only operate at a specific location for 10 consecutive workdays.

While construction noise will be audible proximal to the site, the applicant will be subject to construction noise control measures to be implemented as standard best management practices as required by the City. Thus, temporary construction noise impacts would be **less than significant**.

Operational Noise

Exterior. Traffic is the primary noise source that would be generated by the proposed project. The project would be accessed via 1st Street, a two-lane residential street. Whether a traffic-related noise impact would occur to existing and proposed residences is based on whether project traffic, when added to the existing traffic, would cause the exterior Leq to noticeably increase (+3 dBA) and/or exceed 65 dBA Ldn/CNEL. An interior noise level greater than 45-dBA, would also be considered a noise impact. As stated, existing measured noise levels are approximately 56.2 dBA. A total of 5 cars/light trucks passed the site on 1st Street during noise monitoring. The addition of 10 peak hour trips generated by the project will not noticeably affect ambient noise conditions. Project-related traffic noise would be **less than significant**.

Interior Traffic Noise. Current California Energy Code Title 24 standards specify construction methods and materials that result in energy efficient structures and up to a 30-dBA reduction in exterior noise levels (assuming windows are closed). This includes operation of mechanical ventilation (e.g. heating and air conditioning), in combination with standard building construction that includes dual-glazed windows with a minimum Sound Transmission Class (STC) rating of 26 or higher. When windows are open, the insertion loss drops to about 10 dBA.

Because the project would not noticeably increase noise levels off-site over ambient conditions, the existing interior noise levels at the nearest residences would not change with the addition of project traffic. Interior noise levels within the project building would be approximately 26.2 dBA based on a measured noise level of 56.2 dBA and within the 45 dBA standard. A **less than significant** impact would occur under this threshold.

b) Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise; e.g., the rattling of windows from truck pass-bys. This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, groundborne vibration generated by manmade activities attenuates rapidly as vibration rapidly diminishes in amplitude with distance from the source. In the U.S., the ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB (i.e., vibration velocity of 0.01 inches per second). A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. If a roadway is smooth, the groundborne vibration from traffic is barely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. There are no known activities occurring in the area that generate perceptible groundborne vibration.

Construction activity on the project site would be temporary with respect to overall duration and any vibration would not persist for long periods. Assuming vibration levels would be similar to those associated with a large bulldozer, typical groundborne vibration levels could

range from 91 VdB at a receptor distance of 25 feet, 85 VdB at 50 feet, and 79 VdB at 100 feet, based on the Federal Transit Administration’s (FTA’s) *Transit Noise and Vibration Impact Assessment* (September 2018) as shown in Table 7 below.

Table 7
Vibration Source Levels for Construction Equipment

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	91	85	83	82	79
Loaded Trucks	90	84	82	81	78
Jackhammer	94	88	86	85	82
Loader	86	80	78	77	74

Source: FTA, 2018

Construction activities that typically generate substantial groundborne vibration include deep excavation and pile driving. Based on the proposed scope of improvements, this type of construction activity would not occur on the project site. General construction associated with the project would be confined to the project site and surrounding road corridors and consist of grading, excavations for building footings and installation of subsurface infrastructure. It would be temporary in duration occurring periodically as subsurface work is required to construct the various phases of the project. The closest residences to the site are adjacent to and approximately 20 feet west of the western site boundary. Based on information presented in Table 6, vibration may be periodically perceptible at the nearest residence.

As discussed, 100 VdB is the threshold where minor damage can occur in fragile buildings. There are no fragile buildings located in proximity to the construction site. The adjacent building appears to be constructed with both concrete and wood frame material. In either case, vibration levels would be under the threshold associated with structural damage. Thus, structural damage is not expected to occur as a result of construction activities associated with the proposed project.

Given the distance between the construction area and the nearest residence, vibration levels may periodically exceed 72 VdB during earth work. As stated, this is the threshold at or above which vibration may be perceptible if a large bulldozer were used for grading at the construction area nearest the residence. The standard construction noise conditions required by the City would reduce potential vibration impacts to **less than significant**.

c) As stated, Gillespie Field is located approximately one mile south of the site. The site is within Airport Influence Area I and Safety Zone 6 of the Gillespie Field Airport Land Use Compatibility Plan (ALUP). Per the Airport Land Use Compatibility Plan, Exhibit III-1, the project site is outside the measured noise contour lines. While overflights would be audible, the

airport related noise levels are within the normally compatible range for the proposed use as shown in Table 5 above. A **less than significant** impact would occur under this threshold.

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

a) The proposed project consists of 17 new multifamily residential units within the Town Center R-22 zone. It would not induce unplanned growth, either directly or indirectly. **No impact** related to population growth would result from project implementation per threshold a.

b) The project site is developed with a single-family residence; However, the residents are willing sellers. No residents would be involuntarily displaced nor would the construction of replacement housing elsewhere be required. **No impact** would occur under threshold b.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XV. PUBLIC SERVICES

facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a) (i-v) The project would construct a 17-unit multifamily residential project on a site zoned town Center R-22. It would not require the provision of new or physically altered governmental facilities to maintain acceptable levels of service. An incremental increase in demand for public services would occur. The project would provide applicable developer impact fees to offset service demands. Demand for improved or new facilities would not be triggered by this project. Environmental impacts would be **less than significant** under this threshold

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVI. RECREATION --

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVI. RECREATION --

which might have an adverse physical effect on the environment?

a-b) The project would construct a 17-unit multifamily residential project on a site zoned town Center R-22. The project will not impact demand for recreational services or include recreational facilities that could have an adverse environmental impact. The payment of impact fees by the project applicant will contribute to funding available for improvements to existing park resources. **No impact** would occur under threshold a or b.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) **Transit Service.** The nearest bus transit services are along Mission Gorge Road approximately one block south of the site. The MTS Green line trolley line is located within the Cuyamaca Street corridor west of the site. The nearest station are located in Santee Town

Center approximately 1/3 mile northwest of the site. The project will not require any improvements that will impact transit services. **No impact** to transit service would occur.

Bicycle Facilities. No bike lanes are provided along either 1st Street or Park Avenue fronting the site. Access improvements may temporarily limit bicycle access along 1st Street; however, no long-term post-construction impact would occur. The project will have a **less than significant** impact on bicycle facilities.

City of Santee General Plan Mobility Element. According to the City of Santee General Plan Mobility Element, neither 1st Street nor Park Avenue are listed as mobility element corridors. The proposed project would not have an adverse traffic impact as discussed below under threshold (b) or require modifications to the city's street system to accommodate project-related traffic. **No impact** would occur.

b) CEQA Guidelines, specifically Section 15064.3, identify Vehicle Miles Travelled (VMT) as the most appropriate measure for the evaluation of transportation impacts and states that a project's effect on automobile delay shall not constitute a significant environmental impact. While vehicle delay may cause an inconvenience to motorists traveling through an area, it does not constitute an environmental impact. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project. All agencies and projects statewide are required to utilize the updated CEQA guidelines recommending use of VMT for evaluating transportation impacts as of July 1, 2020.

According to the *City of Santee VMT Guidelines*, there are seven screening criteria that can be applied to effectively screen projects from VMT project-level assessments. The purpose is to screen out projects that are presumed to have a non-significant transportation impact based on facts of a project and to avoid unnecessary analysis and findings that would be inconsistent with the intent of SB 743. The following list comprises the screening criteria:

1. Projects Located in a Transit-Accessible Area
2. Small Projects
3. Projects in a VMT-Efficient Area
4. Locally Serving Retail Projects
5. Locally Serving Public Facilities
6. Redevelopment Projects with Lower Total VMT
7. Infill Affordable Housing

If the project meets at least one of the screening criteria above, the project is presumed to not have a significant impact and are screened out from completing additional VMT analysis. The proposed project would meet two of the seven screening criterion: Small Projects and Infill Affordable Housing.

Small Projects. As described in the *City's VMT Guidelines*, projects generating 500 or fewer net new daily vehicle trips may be presumed to have a less than significant impacts absent substantial evidence to the contrary. SANDAG trip rates from the *Brief Guide of*

Vehicular Traffic Generation Rates for the San Diego Region (April 2002) were used to estimate project related trips. The project is estimated to generate 102 net new daily trips (6 daily trips per unit) which is less than the 500 trip criteria.

Infill Affordable Housing. As described in the *City's VMT Guidelines*, and addressed throughout this document, the project would be a 100% affordable housing located within an infill area of the City.

Because the project meets the screening criteria presented in the *City of Santee VMT Guidelines*; no VMT analysis was required or performed for the proposed project. A **less than significant** impacts would occur under this threshold.

c) Road improvements would consist of constructing new access driveways from 1st Street. All construction would occur consistent with City of Santee street standards which would ensure that the project design would not increase hazards or introduce incompatible uses. **No impact** would occur.

d) The proposed project would provide access to the site for use by emergency vehicles; however, the project would not alter emergency access routes. Road improvements constructed by the project would be limited to the access driveways. The project would not impair emergency access to the area. **No impact** would occur.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVIII. TRIBAL CULTURAL

RESOURCES -- Would the project:

Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resource 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:

a) Listed or eligible for listing in the California Register of Historic Places, or in a local register of historical

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVIII. TRIBAL CULTURAL

RESOURCES -- Would the project:

resources as defined in Public Resource Code section 5020.1(k), or

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) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

a) The project site is developed with a single-family residence and outbuildings. Further, the City of Santee 2000-2020 General Plan does not identify any historic resources or structures occurring on or proximal to the project site. Figure 6-2 of the 2000-2020 General Plan shows the greatest likelihood for the discovery of previously unknown cultural resource sites is along the San Diego River corridor. The project site is approximately one mile south of this area. As stated, the project is expected to be approved as a Categorical Exemption under CEQA. Thus, no formal consultation with Native American tribes is required per AB 52. No impacts are anticipated and no measures to minimize or avoid impacts to historic Tribal Cultural Resources are included herein. Implementation of the Cultural Resources – Tribal Archaeological Monitor construction best management practices would avoid potential adverse effects to tribal cultural resources.

b) The City of Santee 2000-2020 General Plan does not identify the presence of any known cultural resources on or within proximity to the site that meet criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. As stated, the project is expected to be approved as a Categorical Exemption under CEQA. Thus, no formal consultation with Native American tribes is required per AB 52. No measures to minimize or avoid impacts to Tribal Cultural Resources are included herein. **No impact** to tribal cultural resources are anticipated.

	Potentially Significant Impact	Potentially Significant Unless 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, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing 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"/>

a, c) The project will be served by the Padre Dam Municipal Water District. The applicant will comply with all Federal, State, and local statutes and regulations related to solid waste. As stated, the project is consistent with the current Town Center R-22 zoning; thus, the Padre Dam Municipal Water District would have adequate capacity to provide both water and sewer

services. The project would connect to existing water, sewer and stormwater infrastructure. It would not relocate or construct new or expanded off-site water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which would cause significant environmental effects. Impacts related to the provision of utility services per thresholds a-c would be **less than significant**.

b) The project is estimated to generate a water demand of approximately 3,561 gallons per day based on implementation of SB X7-7 requirements. calculations (which are also assumed for future project demand). As stated, the project is consistent with the current Town Center R-22 zoning; thus, Padre Dam Municipal Water District would have adequate capacity to provide both water and sewer services. A **less than significant** impact would occur under this threshold.

d) Waste Management, Inc., a private company, provides solid waste collection service to City of Santee under contract with the City. The majority of solid waste in Santee is taken to the Sycamore Landfill, located at 8514 Mast Boulevard, west of the City. Sycamore Landfill has a daily capacity of 5,000 tons. As of February 2020, the landfill had nearly 14 million cubic yards of remaining capacity with an expected closure date of December 31, 2042.

The proposed development is estimated to generate 2.0 tons of solid waste annually or 5.5 pounds daily. It is not expected to significantly impact landfill capacity; therefore, impacts would be **less than significant**.

e) The primary State legislation regarding solid waste is AB939, The Integrated Waste Management Act, adopted in 1989. AB939 requires local jurisdiction to achieve a minimum 50 percent solid waste diversion rate through 2020 and 75 percent beyond 2021. The proposed project would comply pursuant to local implementation requirements. The proposed project would comply with federal, State, and local statutes related to the management of solid waste. This includes the City's construction and demolition disposal and recycling requirements. Impacts would be **less than significant** under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XX. WILDFIRES – If located within 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"/>
<p>a) The project site is located within a Local Responsibility Area for fire services. The nearest Very High Fire Hazard Severity Zone (VHFHSZ) as depicted in the Fire Hazard Severity Zone (FHSZ) viewer (https://egis.fire.ca.gov/FHSZ/) accessed February 2023, is located approximately 2.5 miles southwest of the site south of Weld Boulevard. The project site is currently accessed from both 1st Street and Park Avenue. Neither are designated formally as evacuation routes;</p>				

both could be used for such purpose if necessary. The City of Santee Emergency Operations Plan does not designate evacuation routes within the City nor are evacuation routes designated in the 2000-2020 General Plan Safety Element. The project would generate a net increase of approximately 10 peak hour trips to the local street network. Emergency vehicle access would be provided via one main driveway. As referenced in Section XVII, *Transportation*, the project would not adversely impact traffic operations; however, it would add vehicles to the local street network. The project is not expected to impact use of the local streets as evacuation routes (See Section IX, *Hazards and Hazardous Materials*) should a wildfire or other emergency occur that would necessitate an evacuation. Thus, a **no impact** would occur under this threshold.

b) The site is surrounded by existing development and vacant land. There are no large areas of native vegetation surrounding the project site that could burn in the event a wildfire occurs. As stated, the nearest area designated VHFHSZ is located approximately 2.5 miles southwest of the site. Prevailing winds are from the west which would generally disperse pollutants from wildfire to the east, towards the project, if a wildfire were to occur in that area. If a wildfire were to occur, project residents could be exposed to smoke; however, the site could be evacuated via 1st Street and Park Avenue which would minimize the risk of smoke exposure. Impacts would be **less than significant**.

c) As stated, the project is not located within VHFHSZ; however, compliance with the applicable elements of the Santee Building and Fire Code would minimize fire risk. As stated, the driveway would be improved to City of Santee standards to facilitate fire apparatus access. Construction of the project would not require additional improvements including roads, fuel breaks, emergency water sources, power lines or other utilities that could adversely affect the environment. **No impact** would occur under this threshold.

d) The site and surrounding area is generally flat. As stated, there are no large areas of native vegetation proximal to the site that could burn should a wildfire occur. The site is surrounded by existing development and urban street corridors. There are no slopes that could become destabilized or otherwise cause or contribute to downstream flooding or landslides. Thus, the proposed project is not anticipated to expose people or off-site structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability or drainage changes. Therefore, **no impact** would occur under this threshold.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE —

a) Does the project have the potential to

substantially degrade the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, 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?

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)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

a) The project would be constructed on a developed site. Removal of ornamental and ruderal vegetation species would be required in some areas prior to construction particularly along the site perimeter. There are no threatened, endangered or sensitive plant or animal species occurring on the site. Further, there are no cultural resources known to occur on the site. With implementation of standard conditions of approval, potential impacts to previously undiscovered cultural and paleontological resources would be avoided. Project impacts to biological and cultural resources would be **less than significant**.

b) As presented in the foregoing discussion of Sections I through XX, the project would have either no impact or a less than significant impact with respect to all environmental issues. Based on the limited scope of direct physical impacts to the environment associated with the proposed project, the impacts are project-specific in nature. Consequently, the project along with other cumulative projects would result in a **less than significant** cumulative impact with respect to all environmental issues with mitigation incorporated.

c) The proposed project would provide 17 new multifamily units on the subject property. If approved, the proposed project would be consistent with the City’s zoning classification for the

site, which is Town Center R-22. Furthermore, the proposed project would result in no impact or a less than significant impact to all topical issues addressed in the Environmental Checklist. Therefore, the project would have a **less than significant** impact on human beings as all potentially significant impacts can be mitigated to less than significant.

REFERENCES

- Birdseye Planning Group, *Habitat Santee Project Air Quality and Greenhouse Gas Modeling Results*, February 2023
- California Environmental Protection Agency (CalEPA) and Department of Toxic Substances Control. *Envirostar database*. <http://www.envirostor.dtsc.ca.gov/public/>.
- California Environmental Protection Agency, March 2006. *Climate Action Team Report to Governor Schwarzenegger and the Legislature*.
http://www.climatechange.ca.gov/climate_action_team/reports/2006-04-03_FINAL_CAT_REPORT_EXECSUMMARY.PDF
- California Air Pollution Control Officers Association (CAPCOA). *CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*, January 2008
- California Air Resources Board (CARB). *Proposed Early Actions to Mitigate Climate Change in California*. April 20, 2007
- California Department of Conservation, California Important Farmland Finder, February 2023
- California Department of Forestry and Fire Protection, FHSZ Viewer, accessed February 2023.
<https://egis.fire.ca.gov/FHSZ/>
- California Department of Transportation. *Officially Designated State Scenic Highways*, website visited February 2023
- City of Santee. 2000-2020 *General Plan*, approved August 2003.
- City of Santee Municipal Code; Sections 13.08.010 (Lighting), Section 8.06.070 (Tree Removal); 13.38.060 (Solid Waste); Section 5.04.040 (B) (2) (a) and (b) (Noise) and Section 5.04.090 (Construction Noise).
- City of Santee, *VMT Analysis Guidelines*, April 13, 2022 (City's VMT Guidelines).
- Federal Emergency Management Agency. *Flood Insurance Rate Map No. 06073C1653G*, May16, 2012.
- Federal Transit Administrations (FTA). *Transit Noise and Vibration Impact Assessment* (April 2018)
- Padre Dam Municipal Water District, 2020 Urban Water Management Plan, July 2021
- Pasco Laret Suiter, *Habitat Santee Hydrology Report*, February 2023

Pasco Laret Suiter, *Stormwater Quality Management Plan*, February 2023

**Habitat for Humanity Townhomes Project
Class 32 CEQA Exemption Checklist**

List of Reference Documents

Hydrology Report
Stormwater Quality Management Plan
Air Quality and Greenhouse Gas Modeling Results

**REFERENCE DOCUMENTS ARE AVAILABLE ON THE
CITY'S WEBSITE:**

<https://www.cityofsanteeca.gov/government/planning-and-building/active-projects-and-environmental-documents-for-public-review>

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING TENTATIVE MAP TM-2023-0001 FOR A MULTIFAMILY
RESIDENTIAL DEVELOPMENT CONSISTING OF 17 UNITS AND RELATED SITE
IMPROVEMENTS ON A 0.65-ACRE SITE LOCATED AT 8932 1ST STREET (APN
384-106-16) IN THE TOWN CENTER SPECIFIC PLAN AREA WITH A HIGH DENSITY
RESIDENTIAL (R-22) LAND USE DESIGNATION AND FINDING THE PROJECT
CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT (CEQA) PURSUANT TO THE CLASS 32 INFILL EXEMPTION**

APPLICANT: SAN DIEGO HABITAT FOR HUMANITY, INC.

RELATED CASE FILES: DR-2023-0001, DB-2023-0001

WHEREAS, on August 28, 2023, San Diego Habitat for Humanity, Inc. submitted a complete application for a Tentative Map TM-2023-0001 and Development Review Permit DR2023-0001 and Density Bonus DB-2023-0001 to develop a multifamily development consisting of 17 units on a 0.65-acre property located at 8932 1st Street (APN 384-106-16) in the Town Center Specific Plan Area with a High Density Residential (R-22) Land Use Designation and a Town Center (TC) Zoning Classification; and

WHEREAS, based on the environmental assessment, the City, as lead agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. has determined the project is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects to traffic, noise, air quality, or water quality, and can be served by all required utilities and public services; and

WHEREAS, Map ID Number 21 in the adopted 2021 Housing Element Sites Inventory anticipated a development of 13 dwelling units for the project site and the project proposes a net gain of 16 units that will be added to the City's affordable housing stock; 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 proposed project is located within Airport Influence Area 1 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On May 25, 2023, the Federal Aviation Administration (FAA) determined that the project, as designed, presented no hazard to air navigation, and the Airport Land Use Commission (ALUC) determined that the project conditionally consistent with the ALUCP pursuant to the ALUC determination letter dated August 10, 2023; 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 project is subject to the payment of development impact fees

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based on the project's residential use classification and number of units; and

WHEREAS, development impact fees ensure that new development will not burden the existing service population with the cost of facilities required to adequately support new development; and

WHEREAS, new development requires the construction of capital improvements, including, without limitation, drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities; and

WHEREAS, the purpose of the development impact fees imposed on the subject project is to provide a funding source from the Project to fund related capital improvements that serve the project, specifically drainage improvements, traffic improvements and traffic signals; and

WHEREAS, it is in the interest of the public's health, safety and welfare for the project to pay the costs of constructing these public facilities that are reasonably related to the impacts of the project; and

WHEREAS, a reasonable relationship exists between the use of the development impact fees and the project as capital improvements funded by these fees are expected to provide a citywide network of parks, public facilities, drainage and traffic-related facilities beneficial to the project; and

WHEREAS, the project's facilities need, specifically the need for parks, public facilities, drainage, traffic and traffic signal facilities, is based on the project's residential classification and on the demand generated by the project for those facilities and the project's corresponding fair share contribution toward funding of said needed facilities; and

WHEREAS, the development impact fees established for the project are based on the number of residential units to ensure a reasonable proportionality between the project and the cost of the facilities attributable to the project; and

WHEREAS, the subject project is not subject to Measure N as the project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor would it increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use; and

WHEREAS, the Planning & Building Department scheduled Tentative Map TM-2023-0001 for public hearing on September 27, 2023; and

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WHEREAS, on September 27, 2023, the City Council held a duly advertised public hearing on Tentative Map TM-2023-0001; and

WHEREAS, the City Council considered the Staff Report, the CEQA Exemption, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the project.

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

SECTION 1: On September 27, 2023, the City Council approved the filing of a CEQA Exemption pursuant to State CEQA Guidelines Section 15332, and determined that the project qualifies under the Class 32 categorical exemption (State CEQA Guidelines § 15332). The project (a) is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. None of the exceptions to the Class 32 exemption found in State CEQA Guidelines Section 15300.2 apply to the project. No further environmental review is required for the City to adopt this Resolution.

SECTION 2: The findings in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) Chapter 12 of the Santee Municipal Code are made as follows:

- A. The Tentative Map as conditioned is consistent with all Elements of the Santee General Plan because the site is zoned Town Center Specific Plan (TCSP) with High Density Residential (R-22) land use designation. This designation allows a residential density of 22 to 30 dwelling units per gross acre. The project proposes 28 dwelling units per acre.
- B. The design and improvements of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision.
 1. On-site drainage improvements will be provided as well as drainage fees (approximately \$39,504.00) paid for any increase in surface water run-off; and
 2. Traffic Impact, Traffic Signal and Regional Transportation Congestion Improvement Program fees (totaling approximately \$94,063.52) as required; and
 3. Park-In-Lieu fees (approximately \$141,936.00) toward the future construction

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of parks shall be provided to mitigate the impact on City parks; and

4. Public Facilities fees (approximately \$116,608.00) for improvements to public facilities.
- C. The site is physically suitable for density and type of development because the site is designated in the Santee General Plan and zoned for multiple unit residential development within the proposed density. The use is compatible with the adjacent residential development, access is provided to the site, and utilities are available to serve the development.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by the Health and Safety Code Section 5411.
- E. The design of the subdivision or the type of improvements will not cause serious public health problems since the project will be connected to a public sewer system.
- F. Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no habitat or endangered wildlife species currently exist on the development footprint of the site.
- G. The design of the subdivision or the type of improvements do not conflict with easements acquired by the public at large, for access through, or use of property with the proposed subdivision. The Tentative Map identifies existing easements which do not conflict with the design or improvements of the subdivision.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act due to the orientation of the proposed lots and homes.
- I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. The project proposes the addition of 16 dwelling units to the City's housing stock.

SECTION 3: Tentative Map TM-2023-0001, dated August 7, 2023 consisting of five townhome buildings with 17 units, a private driveway, a parking area, and a common open space on a 0.65-acre lot located at 8932 1st Street is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Development Review Permit DR-2023-0001 and Density Bonus DB-2023-0001.

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- B. Minor and Major Revisions to the Tentative Map shall be reviewed by the Engineering Department for substantial conformance and approved by the City Engineer, unless, in the City Engineer's judgement, a Major Revision should be reviewed by City Council.
- 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:
1. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal.
 2. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer.
 3. Plans are to be prepared in digital format using computer aided drafting (CAD), unless otherwise approved by the City Engineer. In addition to providing one hard copy and a digital submittal of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the City Engineer. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the final map shall specifically include each of the following items in a separate layer:
 - a. Lot boundaries.
 - b. Lot numbers.
 - c. Subdivision boundary.
 - d. Right-of-way.
 - e. Street centerlines, and
 - f. Approved street names.
 4. Obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation as necessary (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 City Engineer.

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5. Final Map - The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:

Please include the following with the first submittal:

- a. Final Map
- b. Current preliminary title reports (dated within six months of submittal date).
- c. All documents listed in the preliminary title report.
- d. All reference maps used to prepare the final map.
- e. Closure calculations for the map.
- f. Resolution of Approval approving the project.

In addition to the above electronic submittal requirements, one hard copy of the full-sized final map shall be provided to the project engineer. Map check fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full.

The signature submittal of the final map mylars shall be by appointment only. Contact the project engineer to schedule a time for this final submittal.

Please include the following with the last submittal:

- a. A copy of the map in AutoCAD format for incorporation into the City GIS data base.
- b. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
- c. Copies of certified return receipts for all signature omission letters.
- d. Subdivision Map Guarantee.

6. Starting with the first plan check submittal, all plan sets including the Final 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.

7. Street Improvement Plans shall be submitted to the Engineering Department via the City of Santee Permitting and Licensing Portal for review and acceptance prior to issuance of a building permit. 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

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with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:

- a. Construct a 30-foot wide driveway entrance on 1st Street to the project site per City of Santee Public Works Standard Drawing PW-38, modified to the satisfaction of the City Engineer.
- b. Construct a 20-foot wide alley apron on 1st Street at 3rd Street per City of Santee Public Works Standard Drawing PW-21, modified to the satisfaction of the City Engineer.
- c. Construct 1st Street and Park Avenue to local street standards (36' curb to curb/56' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants, and pedestrian ramps at curbs.
- d. Construct 3rd Street to public alley standards (20' width). Show the installation of a pavement structural section along the property frontage, a minimum width of 20 feet.
- e. Install a Type A pedestrian ramp at the corner of 1st Street and Park Avenue per SDRSD G-27. Construct concrete cross gutter continuation adjacent to the ramp per SDRSD G-12.
- f. Construct pavement transition at the northwest corner of the site on Park Avenue from the proposed improvements to the existing asphalt surface. Transition shall consist of a Type A asphalt berm per SDRSD G-5.
- g. Construct a 3-foot wide ribbon gutter along the north side of 3rd Street. Construct pavement transition at the southwest corner of the site on 3rd Street from the proposed improvements to the existing asphalt surface.
- h. Repair or replace failed or inadequate pavement to the centerline of the street and failed sidewalks on 1st Street, 3rd Street, and Park Avenue to the satisfaction of the City Engineer.
- i. Street improvement plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:
 - 1) 100% complete improvement plans.
 - 2) Estimate for the cost of construction.

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- 3) Resolution of Approval approving the project.

In addition to the above electronic submittal requirements, one hard copy of the full-sized improvement plans shall be provided to the project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full.

8. Precise Grading Plans may be submitted to the Engineering Department and accepted prior to map recordation. The following conditions shall apply to acceptance of the Grading Plans and issuance of a Grading Permit:
 - a. Project improvement plans shall be completed to the satisfaction of the City Engineer and ready for approval prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
 - b. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
 - c. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
 - d. An erosion control plan shall be incorporated into the grading plan set demonstrating state compliance during construction activities.
 - e. Excess soil generated from grading operations shall be hauled to a legal dumping site as approved by the City Engineer.
 - f. Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:
 - 1) 100% complete Grading, landscape, and irrigation plans.
 - 2) A completed grading permit application.
 - 3) Estimate for the cost of construction.
 - 4) Drainage Study specified here within.
 - 5) Geotechnical Study specified here within.
 - 6) Storm Water Quality Management Plan specified here within.
 - 7) Operation & Maintenance (O&M) plan specified here within.
 - 8) Letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.

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- 9) Letters of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- 10) Resolution of Approval approving the project.

In addition to the above electronic submittal requirements, one hard copy of the above-mentioned full-sized plans, documents and reports shall be provided to the project engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule. The amount due will be determined by staff after the initial intake. To begin the review process, fees must be paid in full.

9. Provide 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 study shall clearly demonstrate the detainment of post development flows to less than or equal to pre-development conditions. In addition, any minimal increase in impervious area in the right-of-way must be treated or otherwise justified that the area for treatment for water quality should be deemed de minimus.
10. Provide a geotechnical study prepared in accordance with the requirements of the Santee General Plan. The study will be subject to independent third-party review to be paid for by the applicant. The applicant shall place a cash deposit with the Engineering Department in an amount satisfactory to the City Engineer to cover

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the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. The Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be accessed from the City's website.

- a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
 - b. The impermeable liner limit for the permeable paver areas shall be constructed per the Geotechnical Plan Review No. 2 letter by Geo-Logic Associates dated August 2, 2023.
11. Provide 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 (O&M) describing maintenance requirements and costs for BMP maintenance and provision of maintenance verification shall be provided. Construction plans, O&M plans, and Maintenance Agreements must all be consistent and provide very clear narrative description of required maintenance activities and allow for adequate access to maintain all proposed BMPs.

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

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drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structure to which the site discharges must also be retrofitted with trash capture devices. The device which shall be used for public inlets is the ADS FlexStorm Connector Pipe Screen system or approved equal.

- d. All inlets must be labeled with concrete stamp or equivalent - stating, "No Dumping - Drains to River". If work is performed on a public inlet, the public inlet must be labeled with the following standard specification: Public storm drain inlet markers shall be 4" diameter, stainless steel, natural embossed, inlet marker as manufactured by Almetek Industries or approved equal. Marker shall contain/state "No Dumping" with "Fish w/ Wave" symbol and "Drains to Waterways" legend. Marker shall contain 2" long x 1/4" diameter threaded rod and shall be installed flush and wet-set in top of inlet, centered on width of inlet opening.
 - e. Down spouts and HVAC systems are not permitted to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer.
 - f. Fire suppression systems must be designed to be able to discharge to a sewer clean out for all maintenance and testing activities, or otherwise captured and contained on-site.
 - g. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.
 - h. The final project submittal shall include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual.
12. 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).
13. 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

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certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation.

- c. Prior to issuance of 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 property manager.
14. 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.
 15. The applicant shall make the following conveyances on the final map:
 - a. Relinquish vehicular right of access to Park Avenue and 3rd Street.
 - b. Dedicate a visibility clearance easement at all street intersections in accordance with Section 13.10.050 of the Zoning Ordinance.
 - c. Vacate excess right-of-way of approximately seven feet in width along Park Avenue and 1st Street adjacent to the site such that the ultimate right-of-way width to centerline is 28 feet.
 16. Applicant shall place all new and existing utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.
 17. Provide certification to the City Engineer 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.
 18. 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, Monday through Saturday.
 - 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

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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 Engineering Department.

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

19. 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.
20. 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.
21. Vehicle access on Mission Gorge Road, Cuyamaca Street, Olive Lane, Town Center Parkway, Carlton Hills Boulevard, Woodside Avenue, and Riverview Parkway 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 City Engineer.
22. 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 applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees, and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Tentative Map, or any action relating to or

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arising out of its approval.

SECTION 5: The terms and conditions of the Tentative Map TM-2023-0001 approval shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: The approval of the Tentative Map TM-2023-0001 expires on September 27, 2026 at 5:00 p.m. The Final Map or Maps conforming to this conditionally approved Tentative Map shall be filed with the City Council in time so that City Council may approve the Final Map or Maps before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Planning & Building Director the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 7: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on September 27, 2023.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (SB 1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Planning & Building Department within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$ 50.00. The City of Santee shall file the Notice of Exemption with the County Clerk upon receipt of the certified check. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty-five (35) day statute of limitations on court challenges to the approval under CEQA.

SECTION 9: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 27th day of September 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

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APPROVED:

**_____
JOHN W. MINTO, MAYOR**

ATTEST:

**_____
ANNETTE ORTIZ, CMC, CITY CLERK**

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING DEVELOPMENT REVIEW PERMIT DR-2023-0001 AND DENSITY BONUS DB-2023-0001 FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 17 UNITS AND RELATED SITE IMPROVEMENTS ON A 0.65-ACRE SITE LOCATED AT 8932 1ST STREET (APN 384-106-16) IN THE TOWN CENTER SPECIFIC PLAN AREA WITH A HIGH DENSITY RESIDENTIAL (R-22) LAND USE DESIGNATION AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO THE CLASS 32 INFILL EXEMPTION

**APPLICANT: SAN DIEGO HABITAT FOR HUMANITY, INC.
RELATED CASE FILES: DR-2023-0001, DB-2023-0001**

WHEREAS, the Town Center Specific Plan requires a Development Review Permit for all proposed multifamily residential development in the Town Center (TC) Zone; and

WHEREAS, on August 28, 2023 San Diego Habitat for Humanity, Inc. submitted a complete application for Development Review Permit DR-2023-0001 to construct a 17-unit multifamily residential development located at 8932 1st Street (APN 384-106-16) in the Town Center Specific Plan Area with a High Density Residential (R-22) Land Use Designation and a Town Center (TC) Zoning Classification; and

WHEREAS, the proposed Development Review Permit DR-2023-0001 project includes a Density Bonus application (DB-2023-0001), which was evaluated by City staff and determined to be an eligible Density Bonus project under State Density Bonus Law as set forth in Government Code Section 65915 *et. seq.* because one hundred percent of the units are affordable to lower-income households; and

WHEREAS, State Density Bonus Law requires the City to waive or reduce development standards, when such standards would constrain a development from achieving the full residential density for which it is eligible under a density bonus; and

WHEREAS, the applicant is requesting a waiver of the individual unit private storage space requirement, a reduction in required setbacks for proposed residential buildings and trash enclosures and a parking reduction, including the elimination of guest parking, in order to make the proposed affordable housing project feasible at its proposed density; and

WHEREAS, based on the environmental assessment, the City, as lead agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et seq.* has determined the project is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects to traffic, noise, air quality, or water quality, and can be served by all required utilities and public services; and

WHEREAS, Map ID Number 21 in the adopted 2021 Housing Element Sites Inventory anticipated a development of 13 dwelling units for the project site and the project

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proposes a net gain of 16 units that will be added to the City's housing stock; and

WHEREAS, the project is consistent with the applicable general plan designation and all applicable general plan policies, with applicable goals and objectives of the Town Center Specific Plan (TCSP), and with the Zoning Ordinance land use regulations; and

WHEREAS, the site can be adequately served by all required utilities and public services,

WHEREAS, the proposed project is located within Airport Influence Area 1 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On May 25, 2023, the Federal Aviation Administration (FAA) determined that the project, as designed, presented no hazard to air navigation, and the Airport Land Use Commission (ALUC) determined that the project as conditionally consistent with the ALUCP pursuant to the ALUC determination letter dated August 10, 2023; 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 0.65-acre site is on the Housing Element Sites Inventory and the project proposes net gain of 16 dwelling units for lower- income households that would be added to the City's housing stock; and

WHEREAS, the project is subject to the payment of development impact fees based on the project's residential use classification and number of units; and

WHEREAS, development impact fees ensure that new development will not burden the existing service population with the cost of facilities required to adequately support new development; and

WHEREAS, new development requires the construction of capital improvements, including, without limitation, drainage improvements, traffic improvements, traffic signals, public park facilities, community facilities and other public improvements, public services and community amenities; and

WHEREAS, the purpose of the development impact fees imposed on the subject project is to provide a funding source from the Project to fund related capital improvements that serve the project, specifically drainage improvements, traffic improvements and traffic signals; and

WHEREAS, it is in the interest of the public's health, safety and welfare for the project to pay the costs of constructing these public facilities that are reasonably related to the impacts of the project; and

WHEREAS, a reasonable relationship exists between the use of the development impact fees and the project as capital improvements funded by these fees are expected to provide a citywide network of parks, public facilities, drainage and traffic-related facilities beneficial to the project; and

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WHEREAS, the project's facilities need, specifically the need for parks, public facilities, drainage, traffic and traffic signal facilities, is based on the project's residential classification and on the demand generated by the project for those facilities and the project's corresponding fair share contribution toward funding of said needed facilities; and

WHEREAS, the development impact fees established for the project are based on the number of residential units to ensure a reasonable proportionality between the project and the cost of the facilities attributable to the project; and

WHEREAS, the subject project is not subject to Measure N as the project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor would it increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use; and

WHEREAS, the Planning & Building Department scheduled Development Review Permit DR-2023-0001 and Density Bonus DB-2023-0001 for public hearing on September 27, 2023; and

WHEREAS, on September 27, 2023, the City Council held a duly advertised public hearing on Development Review Permit DR-2023-0001 and Density Bonus DB-2023-0001; and

WHEREAS, the City Council considered the Staff Report, the CEQA Exemption, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the project.

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

SECTION 1: On September 27, 2023, the City Council approved the filing of a California Environmental Quality Act (CEQA) Exemption and determined that the project qualifies under the Class 32 categorical exemption (State CEQA Guidelines § 15332). The project (a) is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. None of the exceptions to the Class 32 exemption found in State CEQA Guidelines Section 15300.2 apply to the project. No further environmental review is required for the City to adopt this Resolution.

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SECTION 2: The findings in accordance with Chapter 13.08 “Development Review” of the Santee Municipal Code for a Development Review Permit (Section 13.08.080) are made as follows:

- A. *The proposed development meets the purpose and design criteria prescribed in these procedures and other pertinent sections of the zoning ordinance and municipal code.*

The proposed development meets the purpose and design criteria prescribed in the Zoning Ordinance, Municipal Code, and TCSP because the TCSP prescribes apartments and townhomes as allowable uses, the building and site design are consistent with the goals, objectives, and development standards in the TCSP.

Excepting the setback and parking reductions provided for the project under State Density Bonus Law and Section 13.26.010 of the Santee Municipal Code, the project would continue to meet the development standards of the underlying R-22 (High Density Residential) Zone, including density, lot coverage, height, landscape area and common space area. The project design is consistent with the requirements of the Fire Code, and all proposed improvements will meet the public works standards of the City. The proposed units would be consistent with the maximum density, height and lot coverage allowed in the R-22 zone, which is 30 dwelling units per acre, 55 feet or five stories, and 70% lot coverage. The requirement is to provide at least 1,700 square feet of common open space would be exceeded through the provision of a total of 7,652 square feet of common open space.

- B. *The proposed development is compatible with the General Plan.*

That the proposed development conforms to the Santee General Plan. The proposed multifamily residential units are permitted within the TCSP R-22 High Density Residential land use designation of the subject site and public services and facilities will be available to serve the development.

The project is consistent with applicable Land Use Element, Housing Element, Noise Element, and Community Enhancement Element (CEE) objectives. The project 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 by providing housing for lower-income households. The project also is consistent with the Noise Element Objectives 1.0 and 2.0. The City’s Noise Element in the General Plan identifies noise levels up to 65 Day-Night Average Sound Level (Ldn) as normally acceptable for residential uses. Based upon Noise Element Figure 7-2, “Future Noise Levels”, the subject site would not be exposed to noise levels exceeding 65Ldn. The General Plan Community Enhancement Element encourages improving the diversity and quality of housing in the City. The project would provide 17 multifamily units with a unique, high quality contemporary architectural style.

SECTION 3: Development Review Permit DR-2023-0001 and Density Bonus DB-2023-0001 for a multifamily residential project located at 8932 1st Street (APN 384-106-16), is hereby approved subject to the following conditions:

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- A. The applicant shall obtain approval of Tentative Map TM-2023-0001
- B. Prior to Grading Permit issuance:
 - 1. The construction contractor shall use construction equipment powered by California Air Resources Board certified Tier 4, or newer, engines and haul trucks that conform to current US Environmental Protection Agency truck standards.
 - 2. During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of standard best management practices as required by the San Diego Air Pollution Control District Rule 55, Fugitive Dust Control.
 - 3. In conformance with CEQA, the Migratory Bird Treaty Act and the California Fish and Game Code, brushing, clearing and /or grading shall not be allowed during bird breeding season (between January 15 and September 15). If vegetation is to be cleared during the breeding season, a qualified biologist shall perform a nesting bird survey within the proposed construction area and appropriately sized buffer no more than 72 hours prior to vegetation disturbance. If the planned vegetation disturbance does not occur within 72 hours of the nesting bird survey, then the area will be resurveyed. If nesting birds are found, then the qualified biologist will establish an adequate buffer zone (on a species-by species, case-by-case basis) in which construction activities would be prohibited until the nest is no longer active. The size of the buffer zone is determined by the biologist based on the amount, intensity, and duration of construction and can be altered based on site conditions. If appropriate, as determined by the biologist, additional monitoring of the nesting birds may be conducted during construction to ensure that nesting activities are not disrupted.
 - 4. The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project specific geotechnical investigation. Recommendations related to general construction, seismic considerations, earthwork, foundations, building floor slabs, lateral earth pressures, corrosivity, drainage, storm infiltrations, exterior concrete and masonry flatwork and paved areas shall be adhered to during all project design and construction.
 - 5. All construction plans shall include the following notes:
 - a. Operations shall conform to the City's Municipal Code Section 5.04.090.
 - b. All equipment shall be equipped with properly maintained mufflers.
 - c. The construction contractor shall place noise-generating construction equipment and locate construction staging areas at the greatest

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- possible distance from sensitive uses whenever feasible during all project construction.
- d. The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.
 6. All residential units located within 500 ft of the construction site shall be sent a notice regarding the construction schedule. A sign legible at a distance of 50 ft shall also be posted at the construction site. All notices and the signs shall indicate the dates and durations of construction activities, as well as provide a telephone number for the “noise disturbance coordinator.”
 7. A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall be required to implement reasonable measures to reduce noise levels.
 8. The following note shall be incorporated into the project construction plans: “Control of Construction Hours. Construction activities occurring as part of the project shall be subject to the limitations and requirements of Section 5.04.090 of the City Municipal Code which states that construction activities may occur between 7:00 a.m. and 7:00 p.m. Mondays through Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and holidays.”
 9. Prior to the start of ground-disturbing activities, the applicant shall retain a qualified archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards for Archaeology (U.S. Department of the Interior, 2012) to carry out all mitigation related to cultural resources. The applicant shall also retain a Native American Monitor of Kumeyaay decent.
 10. Prior to start of ground-disturbing activities, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The applicant shall ensure that construction personnel attend the training and sign an attendance acknowledgement form. The applicant shall retain documentation demonstrating attendance. The qualified archaeologist, or an archaeological monitor (working under the direct supervision of the qualified archaeologist), shall observe all initial ground-disturbing activities, including but not limited to brush clearance, vegetation removal, grubbing, grading, and excavation. The qualified archaeologist, in coordination with the applicant and the City, may reduce or discontinue monitoring if it is determined by the qualified archaeologist that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Archaeological monitoring shall be

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conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site. The archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of a discovery until the qualified archaeologist has evaluated the discovery and determined appropriate treatment (as prescribed below). The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare a monitoring report that details the results of monitoring. The report shall be submitted to the City and any Native American groups who request a copy. A copy of the final report shall be filed at the South Coastal Information Center (SCIC).

11. The Native American Monitor shall be present for any pre-construction meeting and for all ground disturbing activities associated with the project. Should any cultural or tribal cultural resources be discovered, no further grading shall occur in the area of the discovery until the City Planner, or designee, with concurrence from the Native American Monitor, are satisfied that treatment of the resource has occurred. In the event that a unique archaeological resource or tribal cultural resource is discovered, and in accordance with Public Resources Code Section 21083.2(b)(1), (2), and (4), the resource shall be moved and buried in an open space area of the Project site, such as slope areas, which will not be subject to further grading activity, erosion, flooding, or any other ground disturbance that has the potential to expose the resource. The on-site area to which the resource is moved shall be protected in perpetuity as permanent open space. No identification of the resource shall be made on-site; however, the Applicant shall plot the new location of the resource on a map showing latitudinal and longitudinal coordinates and provide that map to the Native American Heritage Commission (NAHC) for inclusion in the Sacred Lands File (SLF). Disposition of the resources shall be at the discretion of the City of Santee, but in accordance with the foregoing.
12. In the event of the unanticipated discovery of archaeological materials, all work shall immediately cease in the area (within 100 feet) of the discovery until it can be evaluated by the qualified archaeologist in consultation with the Native American Monitor. Construction shall not resume until the qualified archaeologist has conferred with the applicant and the City on the significance of the resource.
13. If it is determined that the discovered archaeological resource constitutes a historical resource or a unique archaeological resource under CEQA, avoidance and preservation in place is the preferred manner of mitigation. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Cultural

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Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in consultation with the applicant and the City that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The qualified archaeologist and the City shall consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those which are scientifically important, are considered.

14. If human remains are encountered, all work shall halt in the vicinity (within 100 feet) of the discovery and the San Diego County Coroner will be contacted in accordance with PRC Section 5097.98 and Health and Safety Code Section 7050.5. The applicant and the City will also be notified. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by AB 2641). The NAHC will designate a Most Likely Descendant (MLD) for the remains per PRC Section 5097.98. The MLD shall complete the inspection of the site within 48 hours of being granted access and shall provide recommendations for the treatment of the remains. Until the landowner has conferred with the MLD, the applicant will ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices.

C. Prior to Building Permit issuance:

1. All construction shall be in substantial conformance with the approved plans dated August 7, 2023, 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 implementation of the project conditions. The meeting shall be scheduled within 30 days of project approval and prior to any plan submittals. The applicant should include their project design teams including project architect, their design engineer and their landscape architect.
3. Minor or Major Revisions to the Development Review, such as changes to the building elevations, site design, or landscaping design, shall be approved by the Planning & Building Director unless in the Director's judgment a Major Revision should be reviewed by the City Council.
4. Applicant shall obtain final map approval and record the final map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Engineering Department together with a digital copy of the map to the City for their permanent record. The prints and mylar shall be in accordance with City standards in effect at the

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time of recordation.

5. The cover sheet of the architectural plan set must include the following statement: This project includes a Density Bonus established pursuant to Section 65915 et seq. of the California Government Code.
6. The project shall utilize high-efficiency equipment and fixtures consistent with the current California Green Building Standards Code and Title 24 of the California Code of Regulations. The project shall include the installation of infrastructure to make the proposed project solar-ready.
7. The project shall include the installation of infrastructure necessary for electric vehicle parking, as well as providing preferential parking for electric vehicles. The project shall provide bike parking on-site.
8. The project shall comply with the Santee Water Efficient Landscape Ordinance. The ordinance promotes water conservation and efficiency by imposing various requirements related to evapotranspiration rates, irrigation efficiency, and plant factors.
9. The project shall comply with Chapters 9.02 and 9.04 of the Santee Municipal Code that pertain to solid waste management and demolition and construction debris recycling.
10. In conformance with San Diego Air Pollution Control District's (SDAPCD) Rule 67.0.1, Architectural Coatings, the project shall use low volatile organic compound (VOC) paints.
11. The project shall not include wood burning stoves or fireplaces.
12. Provide a minimum 26' wide, paved "fire lane" access roadway within the complex. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane. Red stripes with white stenciled letters shall be painted on the asphalt in front of garages along fire lanes as well.
13. Address numbers shall be placed near the front/garage door of each unit visible from the fire lane. Numbers shall be block style, 4" in height minimum, 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.
14. The building is required to be constructed with an approved automatic fire

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sprinkler system installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. If the fire sprinkler system has 20 or more sprinkler heads, the sprinkler system is required to be monitored by an approved central station monitoring company. Contact the Fire Department for specific requirements for the automatic fire sprinkler system. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation.

15. Provide a "all weather, exterior horn/strobe (or equivalent) in lieu of exterior bell for audio/visual notification of sprinkler activation. The horn/strobe is to be installed near the address placement for the building. Exact installation location of the horn/strobe is to be determined by the Fire Department prior to installation.
16. Each building or address (equipped with an automatic fire sprinkler system) shall have a fire sprinkler riser enclosure accessible from the outside of the building or address. The exact size and location of the enclosure shall be approved by the Fire Department prior to construction. The enclosure shall contain the fire sprinkler riser for the building, pressure gauges for the system, applicable valves, sprinkler head box, and any required diagrams or documentation for the fire sprinkler system. The 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 Department indicating "FIRE RISER INSIDE".
17. One or more fire hydrants will be required for project depending on locations of existing hydrants and accessibility. These hydrants shall have two, 2 1/2" ports and one, 4" port.
18. A manual and/or automatic fire alarm system may be required for the building. Separate plans shall be submitted to the Fire Department for any fire alarm system(s) or devices for approval prior to installation. The fire alarm control panel or a remote keypad for the system shall be located in the "Fire Riser Room". Plans & documentations for the fire alarm system shall include, manufacturer cut sheets for all fire alarm devices, California State Fire Marshal Listing sheets for all appropriate devices, plans showing locations of all devices, line diagram & point to point diagram of the alarm system and complete battery & voltage drop calculations for the system.
19. A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance throughout the building. Exact extinguisher location to be determined by the Fire Department prior to installation.
20. At the time of mid-construction or Rough Fire Inspections, an electronic or digital submission of vector data such as: AutoCAD (rectified dwgs or include world file), GIS Data (Geodatabase or Shapefiles), or Image Type

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such as (Tiff & Jpegs) of the site-plan shall be provided 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.

- 21. Any vehicular gates for the project shall be equipped with "Opticom" strobe emergency vehicle access devices and Knox key switches for gate override. All gates shall also have a manual release device or other means to open the gate upon power failure.
- 22. This device that supplies water to the automatic fire sprinkler system shall be placed in an approved location within 50' of a fire hydrant. The entire device shall be painted red with 2" white-stenciled numbers indicating address served. The assembly shall be equipped with a chain and breakaway locks for security. The concrete pad for the device shall be constructed per Fire Department standards. Location of these devices shall be approved prior to installation. 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.
- 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 to ensure that project will not burden the existing service population with the cost of facilities required to adequately support the project. At present, the fees are estimated to be as follows:

a. Drainage	\$ 39,504.00	or	\$ 2,469.00 / unit
b. Traffic	\$ 45,488.00	or	\$ 2,843.00 / unit
c. Traffic Signal	\$ 4,704.00	or	\$ 294.00 / unit
d. Park-in-Lieu	\$141,936.00	or	\$ 8,781.00 / unit
e. Public Facilities.	\$116,608.00	or	\$ 7,288.00 / unit
f. RTCIP Fee	\$ 43,871.52	or	\$ 2,741.97 / unit

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

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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 City Engineer for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in the accordance with the Municipal Code.

D. Prior to Occupancy of any unit, the developer shall complete the following:

1. Complete construction of all improvements shown on the approved plans to the satisfaction of the City Engineer.
2. A landscape bond covering the cost of the landscape and irrigation shall be provided to the Planning & Building Division and shall not be released until the landscaping is fully established in accordance with the City's Landscape Ordinance (SMC Chapter 13.36)
3. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
4. Level 2 electric vehicle charging plugs or chargers (40 amp minimum) shall be provided in each garage.
5. Guest parking shall be adequately stenciled and signed as guest-only parking.
6. A notice of restrictions shall be recorded against the property that includes the following requirements:
 - a. Landscaping shall be maintained in a healthy condition free of weeds, trash and debris.
 - b. Garages shall be maintained for parking of two vehicles at all times.
 - c. Units shall be maintained affordable to households earning less than 80% of the area median income for a minimum period of 55 years after first occupancy.

SECTION 4: The applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees, and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Development Review Permit and Density Bonus, or any action relating to or arising out of its approval.

SECTION 5: The terms and conditions of Development Review Permit DR-2023-0001 and Density Bonus DB-2023-0001 shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Development Review and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: The approval of Development Review Permit DR-2023-0001 and Density

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Bonus DB-2023-0001 expires on September 27, 2026 at 5:00 p.m. except where substantial use has commenced prior to its expiration. If the approved project has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Planning & Building Director the authority to extend the expiration date of this approval pursuant to Section 13.04.090 of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 7: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on September 27, 2023.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (AB 3158), 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 Planning & Building Department, 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 "San Diego County Clerk" in the amount of \$50.00. 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.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 27th day of September 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

MEETING DATE September 27, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE CITYWIDE CMP LINING AND REHABILITATION PROGRAM 2023 (CIP 2023-20) PROJECT AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE CEQA GUIDELINES SECTION 15301(c)

DIRECTOR/DEPARTMENT  Carl Schmitz, Engineering

SUMMARY

Staff recommends the City Council award the construction contract for the Citywide CMP Lining and Rehabilitation Program 2023 (CIP 2023-20) project to Sancon Technologies, Inc. in the amount of \$1,201,334.00. This project will reline and rehabilitate 22 existing deteriorated corrugated metal pipe (CMP) storm drains through the cured-in-place pipe (CIPP) or geopolymer cementitious trenchless lining process. The attached project map identifies the CMP storm drain pipelines which are to be cleaned and rehabilitated as part of this contract.

In compliance with the City’s purchasing ordinance, Santee Municipal Code Section 3.24.100, City staff administered a formal bid process on August 18, 2023. Then on September 14, 2023, the City Clerk publicly opened and examined two sealed bids. Upon review of the submitted bids, the bid submitted by Sancon Technologies, Inc. was determined to be the lowest responsive and responsible bidder in the amount of \$1,201,334.00. The bid submitted by Sancon Technologies, Inc. is 7.6% lower than the Engineer’s construction estimate of \$1,300,000.00.

Staff also requests authorization for the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$300,334.00 (25% of the contract price) for unforeseen items and the repair of additional storm drain pipelines across the City.

ENVIRONMENTAL REVIEW

This action is categorically exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

FINANCIAL STATEMENT 

Funding for this project is provided by American Rescue Plan Act (ARPA) and Drainage Impact Fees and is included in the Adopted FY2024-2028 Capital Improvement Program budget as part of the CMP Storm Drain Replacement Program.





CITY OF SANTEE
COUNCIL AGENDA STATEMENT

Design and Bidding	\$ 29,679.77
Construction Contract	1,201,334.00
Construction Change Orders	300,334.00
Construction Engineering/Management	100,000.00
Project Closeout	1,000.00
 Total Anticipated Project Cost	 <u>\$ 1,632,347.77</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *For CMG*

Adopt the Resolution:

1. Awarding the construction contract for the Citywide CMP Lining and Rehabilitation Program 2023 (CIP 2023-20) Project to Sancon Technologies, Inc. for a total amount of \$1,201,334.00; and
2. Authorizing the City Manager to execute all necessary documents to execute the contract on behalf of the City; and
3. Authorizing the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$300,334.00; and
4. Determining this action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

ATTACHMENTS

- Resolution
- Bid Summary Chart
- Project Map



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AWARDING THE CONSTRUCTION CONTRACT FOR THE CITYWIDE CMP LINING
AND REHABILITATION PROGRAM 2023 (CIP 2023-20) PROJECT AND DETERMINING
THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE
CEQA GUIDELINES SECTION 15301(c)**

WHEREAS, on August 18, 2023, City staff administered a formal bid process in compliance with Santee Municipal Code Section 3.24.100; and

WHEREAS, the City Clerk, on September 14, 2023, publicly opened and examined sealed bids for the Citywide CMP Lining and Rehabilitation Program 2023 (CIP 2023-20) Project (“Project”); and

WHEREAS, the lowest received bid was submitted by Sancon Technologies, Inc. in the amount of \$1,201,334.00; and

WHEREAS, in accordance with Santee Municipal Code section 3.24.100(E), staff has determined that the bid submitted by Sancon Technologies, Inc. conforms in all material respects to the requirements set forth in the invitation for bids; and

WHEREAS, Sancon Technologies, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$1,201,334.00; and

WHEREAS, staff recommends awarding the construction contract to Sancon Technologies, Inc. in the amount of \$1,201,334.00; and

WHEREAS, staff requests authorization for the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$300,334.00 for unforeseen items and additional pipeline relining and rehabilitation work.

WHEREAS, the project is categorically exempt from environmental review pursuant to Section 15301(c) of the State CEQA Guidelines; and

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 construction contract for the Citywide CMP Lining and Rehabilitation Program 2023 (CIP 2023-20) Project is awarded to Sancon Technologies, Inc. as the lowest responsive and responsible bidder in the amount of \$1,201,334.00, and the City Manager is authorized to execute all necessary documents to execute the contract on behalf of the City.

SECTION 3: The Director of Engineering/City Engineer is authorized to approve change orders in an amount not to exceed \$300,334.00 for unforeseen items and additional work associated with the Project.

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SECTION 4: The project is categorically exempt from environmental review under State CEQA Guidelines Section 15301(c), Existing Facilities.

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 those 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 27th day of September, 2023 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

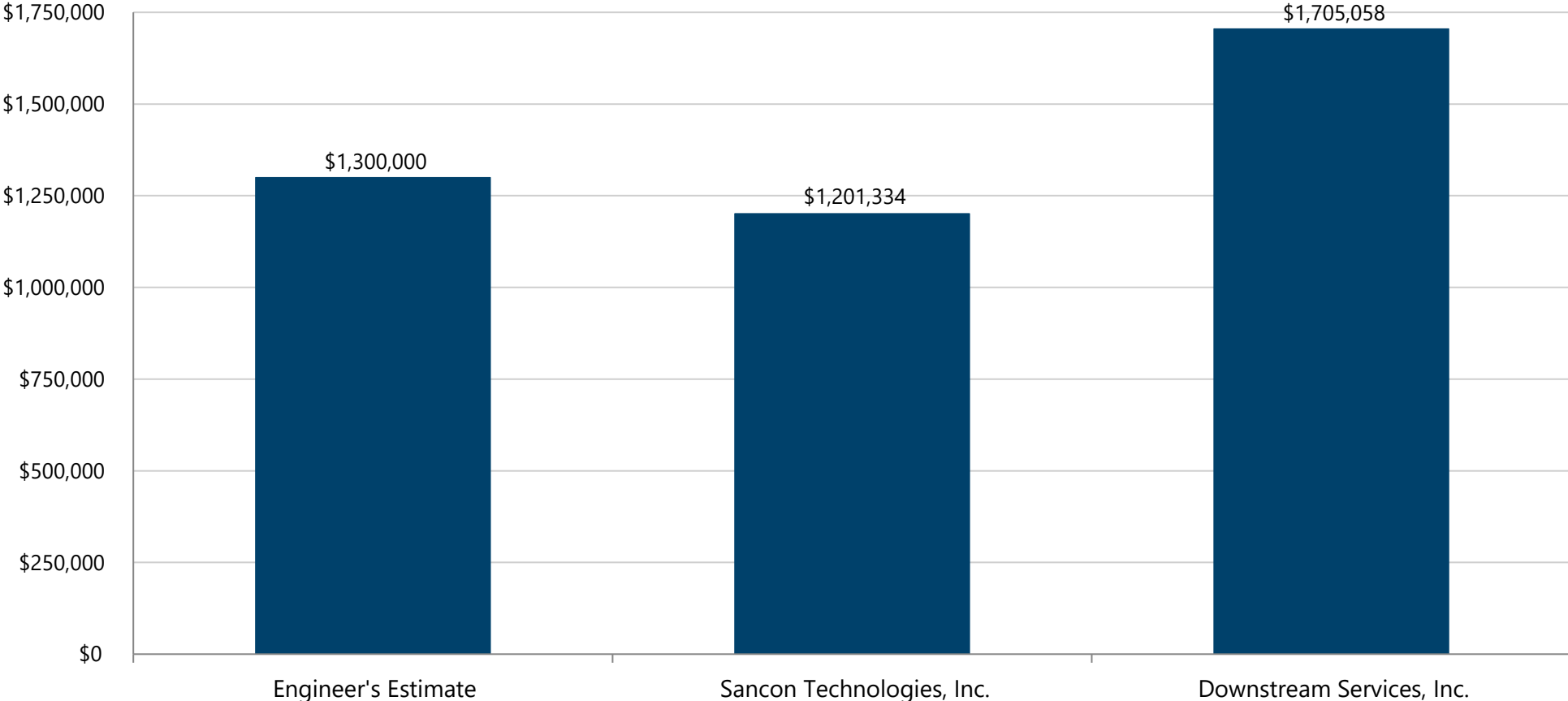
APPROVED:

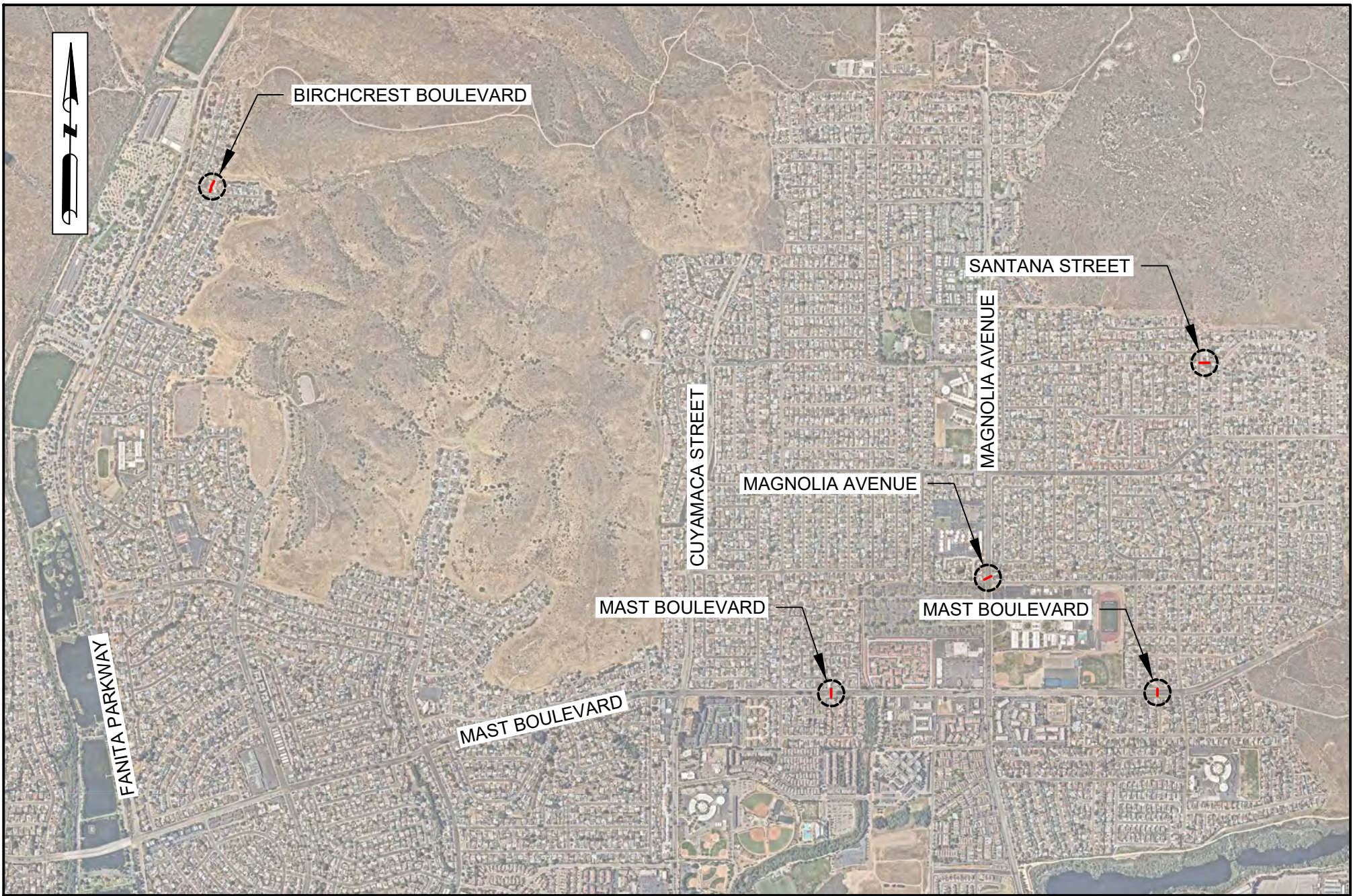
JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Citywide CMP Lining and Rehabilitation Program 2023 CIP 2023-20





PROJECT MAP

CMP STORM DRAIN ———



PROJECT MAP

CMP STORM DRAIN ———



PROJECT MAP

CMP STORM DRAIN ———