



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

CITY OF SANTEE
REGULAR MEETING AGENDA
Santee City Council

City Manager | Marlene D. Best
City Attorney | Shawn D. Hagerty
City Clerk | James Jeffries

MEETING INFORMATION

Wednesday, February 26, 2025
6:30 p.m.
Council Chamber | 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.cityofsanteca.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 Chamber 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 Rob McNelis – District 1
 Councilmember Ronn Hall – District 2
 Councilmember Laura Koval – District 3
 Councilmember Dustin Trotter – District 4

LEGISLATIVE INVOCATION: Calvary Chapel of Santee – Gary Lawton

PLEDGE OF ALLEGIANCE

CONSENT CALENDAR:

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

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Jeffries)**
- (2) **Approval of Meeting Minutes of the Santee City Council for the Regular Meeting of February 12, 2025. (City Clerk – Jeffries)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (4) **Approval of the Expenditure of \$108,378.31 for January 2025 Legal Services. (Finance – Jennings)**
- (5) **Adoption of a Resolution Accepting the City Hall Improvements – Building 6 Roof Replacement (CIP 2024-31) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”) Per State CEQA Guidelines Section 15378. (Engineering – Schmitz)**
- (6) **Adoption of a Resolution Approving the First Amendment to the Contract with Advanced Railway Innovations, DBA Advanced Electrical Innovations for Electrical Repairs and Related Maintenance. (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:

- (7) Continued Public Hearing to Assess Community Development Needs and to Solicit Proposals for Program Year 2025 Community Development Block Grant (CDBG) and Home Program Funding Consistent with the Consolidated Plan and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Planning and Building – Sawa)**

Recommendation:

1. Re-open, conduct and close the Public Hearing; and
2. Direct staff to publish a summary of the Annual Action Plan; and
3. Adopt the Resolution assessing and prioritizing community development needs, allocating CDBG funds for Program Year 2025 and authorizing Staff to prepare and publish a draft Annual Action Plan for Program Year 2025.

- (8) Public Hearing And Resolution Adopting Environmental Findings Pursuant to the California Environmental Quality Act, Certifying the Town Center Specific Plan Final Environmental Impact Report (SCH #2023090032), Adopting the Mitigation Monitoring and Reporting Program, and Approving the Project and First Reading of an Ordinance Adopting an Updated Town Center Specific Plan to Replace the Existing Town Center Specific Plan and All Amendments (Case File: TCSPA-2023-0001). (Planning and Building – Sawa)**

Recommendation:

1. Conduct and close the public hearing; and
2. Adopt a Resolution Adopting Environmental Findings Pursuant CEQA, Certifying the Town Center Specific Plan Final Environmental Impact Report, Adopting the Mitigation Monitoring and Reporting Program and Approving the Project; and
3. Conduct the first reading of an Ordinance Adopting an Updated Town Center Specific Plan; and
4. Set the second reading of the Ordinance for March 12, 2025.

- (9) Public Hearing for Tentative Map (TM-2024-0002), Development Review Permit (DR-2024-0004), and Environmental Review (ENV-2025-0004) for a Multi-Family Residential Development Consisting of 53 Units and Related Site Improvements on Two Lots Totaling 2.3 Net Acres Located at 701 Park Center Drive (APN 381-032-07 & 08) in the Town Center Specific Plan Area with a Medium-High Residential (R-14) Land Use Designation and Finding the Project Exempt From the California Environmental Quality Act Pursuant to the Class 32 Infill Exemption. (Applicant: City Ventures). (Planning and Building – Sawa)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Find Tentative Map TM-2024-0002 and Development Review Permit DR-2024-0004 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-2024-0002 per the Resolution; and
4. Approve Development Review Permit DR-2024-0004 per the Resolution.



(10) Resolution Authorizing the Submittal of a Permanent Local Housing Allocation (PLHA) Grant Application to the State Department of Housing and Community Development. (City Manager – Best)

Recommendation:

1. Open, conduct and close the Public Hearing; and
2. Adopt the Resolution authorizing City staff to prepare and submit a PLHA Grant application to the California Department of Housing and Community Development.

NEW BUSINESS:

(11) Resolution Awarding the Design-Build Construction Contract for the Temporary Fire Station Apparatus Bay (CIP 2024-36B) Project to Horizons Construction Company International, Inc., and Appropriating an Additional \$424,721.00 from the General Fund to the Capital Improvement Program Budget for the Construction of a Temporary Fire Station Apparatus Bay and Living Quarters, and Finding the Project Exempt from the California Environmental Quality Act (CEQA), Pursuant to CEQA Guidelines Sections 15301, 15303, And 15304. (Fire/Engineering – Matsushita/Schmitz)

Recommendation:

Adopt the Resolution:

1. Awarding the Design-Build construction contract to implement the Temporary Fire Station Apparatus Bay (CIP 2024-36B) Project to Horizons Construction Company International, Inc. for a total amount of \$1,007,367.44; and
2. Authorizing the Fire Chief to approve change orders in a total amount not to exceed \$151,105.00; and
3. Appropriate an additional \$424,721.00 from the general fund to the Capital Improvement Program budget; and
3. Finding the project exempt from the provisions of CEQA pursuant to Sections 15301, 15303, and 15304 of the CEQA Guidelines and authorizing the filing of a Notice of Exemption.
4. Authorizing the City Manager to execute all necessary documents.

(12) Fiscal Year 2024-25 Operating Budget Update and Resolution Amending the Fiscal Year 2024-25 Budget. (Finance – Jennings)

Recommendation:

1. Adopt the Resolution approving the Amended FY 2024-25 Budget as outlined in the staff report and its attachments, including the General Fund expenditure and revenue allocation adjustments; and
2. Consider the additional requests submitted by departments provided in Attachment 5, as well as other uses of excess funds, at the City Council retreat on February 27, 2025.
3. Provide direction to staff on the use and appropriation of excess General Fund unrestricted fund balance at the March 12, 2025, City Council meeting.

NON-AGENDA PUBLIC COMMENT (Continued):

All public comment not presented within the first Non-Agenda Public Comment period above will be heard at this time.

CITY COUNCIL REPORTS:

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

- (13) Conference with Labor Negotiators**
(Government Code Section 54957.6)
City Designated Representative: City Manager
Employee Organization: Santee Firefighters Association

ADJOURNMENT:



**BOARDS, COMMISSIONS & COMMITTEES
FEBRUARY AND MARCH MEETINGS**

Feb	06	SPARC	Council Chamber
Feb	10	Community Oriented Policing Committee	Council Chamber
Feb	12	Council Meeting	Council Chamber
Feb	26	Council Meeting	Council Chamber
Mar	05	SPARC	Council Chamber
Mar	10	Community Oriented Policing Committee	Council Chamber
Mar	12	Council Meeting	Council Chamber
Mar	26	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. 114 at least 48 hours before the meeting, if possible.



MEETING DATE February 26, 2025

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

DIRECTOR/DEPARTMENT James Jeffries, City Clerk

SUMMARY

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

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

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

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

ATTACHMENT

None.



MEETING DATE February 26, 2025

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE REGULAR MEETING OF FEBRUARY 12, 2025

DIRECTOR/DEPARTMENT James Jeffries, 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

February 12, 2025, Regular Meeting Minutes

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
February 12, 2025**

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 Rob McNelis, and Councilmembers Ronn Hall, Laura Koval, and Dustin Trotter – 5

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty and City Clerk James Jeffries

INVOCATION was given by Marshall Masser, Lakeside Christian Church

PLEDGE OF ALLEGIANCE was led by Sandi Sawa, Planning and Building Director

PRESENTATION: Certificate of Recognition Celebrating Deputy Jabbour.

Councilmember Hall with the assistance of Mayor Minto presented the Certificate to Deputy Jabbour.

CONSENT CALENDAR:

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Jeffries)
- (2) Approval of Meeting Minutes of the Santee City Council for the Regular Meetings of November 13, 2024, December 11, 2024, January 8, 2025, and January 22, 2025, and the Special Meetings of November 12, 2024, and December 11, 2024. (City Clerk – Jeffries)
- (3) Approval of Payment of Demands as Presented. (Finance – Jennings)
- (4) Second Reading and Adoption of an Amendment to an Urgency Ordinance Enacting an Essential Housing Program to Boost Housing Production and Improve Housing Affordability in Order to Achieve the Goals Set Forth in the City's Housing Element (Sixth Cycle: 2-21-2029) and Determining the Amendment Exempt from the California Environmental Quality Act. (City Clerk – Jeffries) (Ord 622)
- (5) Adoption of a Resolution Prohibiting Parking of Vehicles Over Eight Feet in Height Between the Hours of 12:00 a.m. and 6:00 a.m. on Olive Lane. (Engineering – Schmitz) (Reso 008-2025)

- (6) **Adoption of a Resolution Adopting the Second Amendment to the Santee-Lakeside Emergency Medical Services Authority Joint Exercise of Power Agreement. (Fire – Matsushita) (Reso 009-2025)**
- (7) **Adoption of a Resolution Authorizing the Appropriation of Funds to Purchase Items in Preparation for the Transition to Parks and City Facilities Landscape and Custodial Park Services Supported by City Employees Beginning FY 2025/26. (Community Services – Chavez) (Reso 010-2025)**

Action: Vice Mayor McNelis moved approval of the Consent Calendar.

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Adam Smosna, Santee Firefighters Association, discussed concerns regarding fire station infrastructure and staffing challenges.

PUBLIC HEARING:

- (8) **Public Hearing to Assess Community Development Needs and to Solicit Proposals for Program Year 2025 Community Development Block Grant (CDBG) and HOME Program Funding Consistent with the Consolidated Plan and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Planning and Building – Sawa)**

The Public Hearing was opened at 6:47 p.m. Bill Crane, Senior Management Analyst/Grant Coordinator, provided a PowerPoint presentation and responded to Council questions.

Public Speaker:

- Jared Hernandez, CSA San Diego Fair Housing
- Rebecca Rader, Voices for Children
- Tonya V. Hendrix, Santee Santas
- Tim Ray, Meals on Wheels East County
- Kelcie Parra, Crisis House
- Dennis Martins, Santee Foodbank

Action: Vice Mayor McNelis moved approval of staff recommendation.

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

The Public Hearing was continued to February 26, 2025, at 7:16 p.m.

CONTINUED BUSINESS:

- (9) **Second Reading of an Ordinance Adding Chapter 7.19 to Title 7 of the Santee Municipal Code to Prohibit Trespass on Private Property and Business Premises. (City Attorney – Hagerty) (Ord 623)**

Shawn Hagerty, City Attorney, provided a PowerPoint presentation and responded to Council questions.

Action: Vice Mayor McNelis moved approval of staff recommendation.

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

NEW BUSINESS:

- (10) **Resolution Appropriating Funds for a Feasibility Study for the Future Construction of a Temporary Fire Station and Subsequent Permanent Fire Station at Woodglen Vista Park. (Fire – Matsushita) (Reso 011-2025)**

Justin Matsushita, Fire Chief, provided a PowerPoint presentation and responded to Council questions with the assistance of Marlene Best, City Manager, and Shawn Hagerty, City Attorney.

Action: Councilmember Hall moved approval of staff recommendation.

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

- (11) **Consideration of a Resolution Cancelling a Regular City Council Meeting in the Summer Months of July or August. (City Clerk – Jeffries) (Reso 012-2025)**

James Jeffries, City Clerk, provided a PowerPoint presentation and responded to Council questions.

Action: Vice Mayor McNelis moved to cancel the July 23, 2025, City Council Meeting.

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

- (12) **Proposal to Adopt the City Holiday Closure for 2025 and Future Years. (City Manager – Best)**

Marlene Best, City Manager, provided a PowerPoint presentation and responded to Council questions.

Action: Vice Mayor Minto moved approval of staff recommendation.

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

NON-AGENDA PUBLIC COMMENT: (Continued)

- (A) Dean Velasco discussed past improvements at Woodglen Vista Park and the potential impacts of either a temporary or permanent fire station at Woodglen Vista Park.

CITY COUNCIL REPORTS:

Mayor Minto stated he will be attending a League of California Cities Board meeting next week.

Councilmember Koval spoke about Chinese New Year decorations displayed throughout the community.

CITY MANAGER REPORTS:

Marlene Best, City Manager, informed the community about upcoming events.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Councilmembers recessed at 8:39 p.m. and convened in Closed Session at 8:44 p.m.

(13) Conference with Legal Counsel—Anticipated Litigation

(Gov. Code section 54956.9(d)(4))

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: One case involving the property located at 11011 Collinwood Drive in Santee.

(14) Conference with Labor Negotiators

(Government Code Section 54957.6)

City Designated Representative: City Manager

Employee Organization: Santee Firefighters Association

Councilmembers reconvened in Open Session at 9:53 p.m. with all members present, Mayor Minto reported for Item 13 information was received and direction was given to legal counsel to initiate action, Item 14 direction given to staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:54 p.m.

Date Approved:

James Jeffries, City Clerk

DRAFT

MEETING DATE February 26, 2025

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 *MAB*

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>
02/05/25	Accounts Payable	\$ 152,387.07
02/05/25	Accounts Payable	1,455,349.42
02/06/25	Accounts Payable	280,055.29
02/06/25	Payroll	504,926.87
02/07/25	Accounts Payable	53,948.28
02/11/25	Accounts Payable	156,828.41
02/12/25	Accounts Payable	578,370.95
02/12/25	Accounts Payable	172,931.25
02/13/25	Accounts Payable	1,185.00
02/20/25	Payroll	<u>477,269.02</u>
	TOTAL	<u>\$ 3,833,251.56</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

Heather Jennings, Director of Finance

Check History Listing
CITY OF SANTEE

apChkHist
02/11/2025 10:18AM

Check #	Date	Vendor	Status	Clear/Void Date	Invoice	Inv. Date	Amount Paid	Check Total
51630	02/05/25	10956 FRANCHISE TAX BOARD			PPE 01/29/25 Retiree Feb 2025	01/29/25 02/01/25	38,580.03 46.00	38,626.03
51643	02/05/25	10955 DEPARTMENT OF THE TREASURY			PPE 01/29/25 February 25 Retireee	01/29/25 02/01/25	113,550.04 211.00	113,761.04
2 Vouchers for bank code: ubgen							ubgen Total:	152,387.07
2 Vouchers in this report							Total Checks:	152,387.07

Prepared By: Juan M
 Date: 2-11-25
 Approved By: E. Butte
 Date: 2-11-25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
138417	2/5/2025	11139 ACE UNIFORMS, LLC - SAN DIEGO	SD0207548	54990	WEARING APPAREL	276.00	
						Total :	276.00
138418	2/5/2025	10412 AT&T	301053963; FEB25		MAST PARK	149.80	
						Total :	149.80
138419	2/5/2025	12951 BERRY, BONNIE	February 1, 2025		RETIREE HEALTH PAYMENT	91.00	
						Total :	91.00
138420	2/5/2025	10031 CDW GOVERNMENT LLC	AC3S89K	55114	SOFTWARE	5,623.80	
						Total :	5,623.80
138421	2/5/2025	10032 CINTAS CORPORATION 694	4215594490	54844	STATION SUPPLIES	53.31	
						Total :	53.31
138422	2/5/2025	10268 COOPER, JACKIE	February 1, 2025		RETIREE HEALTH PAYMENT	91.00	
						Total :	91.00
138423	2/5/2025	10486 COUNTY OF SAN DIEGO	012725		NOE - CITYWIDE CRACK SEALING	50.00	
						Total :	50.00
138424	2/5/2025	10333 COX COMMUNICATIONS	112256001; JAN25		9130 CARLTON OAKS DR	97.53	
						Total :	97.53
138425	2/5/2025	15359 DE ALBA'S SPRING ST COLLISION	25952	54997	VEHICLE REPAIR	6,768.23	
						Total :	6,768.23
138426	2/5/2025	12655 DELL MARKETING LP	10793708155	54627	MONTHLY WEBSITE HOSTING FEE	456.93	
						Total :	456.93
138427	2/5/2025	14675 EAST COUNTY TRANSITIONAL	20250109C	54681	ARPA FUNDED SHELTER SERVICE	13,740.00	
						Total :	13,740.00
138428	2/5/2025	10054 ELDERHELP OF SAN DIEGO	12312024	54983	CDBG SUBRECIPIENT	1,444.65	
						Total :	1,444.65
138429	2/5/2025	15214 EMERGENCY VEHICLE SYSTEMS LLC	2446	54748	VEHICLE OUTFITTING	17,942.21	

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
138429	2/5/2025	15214	15214 EMERGENCY VEHICLE SYSTEMS LL (Continued)			Total : 17,942.21	
138430	2/5/2025	10009	FIRE ETC	195333	55112	FIREFIGHTING SUPPLIES	1,885.63
						Total : 1,885.63	
138431	2/5/2025	14466	GIR USA, INC.	F103358		ANNUAL SOFTWARE FEE	348.00
						Total : 348.00	
138432	2/5/2025	11724	ICF JONES & STOKES INC	INV-00000120118	53609	MSCP SUBAREA PLAN	1,690.00
						Total : 1,690.00	
138433	2/5/2025	14504	JACOBS ENGINEERING GROUP INC	#2127		MTS TRAINING	166.00
						Total : 166.00	
138434	2/5/2025	10997	LAKESIDE FIRE PROTECTION	12/31/24 283	55115	FY25 Q2 RECONCILIATION & DISTF SOFTWARE SUBSCRIPTION	1,280,835.69 1,320.14
						Total : 1,282,155.83	
138435	2/5/2025	10204	LIFE ASSIST INC	1544792	54807	EMS SUPPLIES	2,605.93
						Total : 2,605.93	
138436	2/5/2025	15225	LONG, CHERYL L	February 1, 2025		RETIREE HEALTH PAYMENTS	91.00
						Total : 91.00	
138437	2/5/2025	10720	MALL MEDIA INC	25845U		EVENT MATERIALS AND SUPPLIES	390.00
						Total : 390.00	
138438	2/5/2025	15481	PAW SERVICE CENTER	8818		BUSINESS LICENSE REFUND	108.00
						Total : 108.00	
138439	2/5/2025	11901	PECK'S HEAVY FRICTION INC	310528	54894	VEHICLE REPAIR PARTS	1,340.55
						Total : 1,340.55	
138440	2/5/2025	12062	PURETEC INDUSTRIAL WATER	2237140	55043	DEIONIZED WATER SERVICE	234.85
						Total : 234.85	
138441	2/5/2025	15191	QUALITY CONSTRUCTION &	CIP2024-01 3P(FINAL) CIP2024-01 3R(FINAL)	54935	CITYWIDE PAVEMENT REPAIR AND RETENTION #3 CIP2024-01 (FINAL)	57,123.12 -2,856.16

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138452	2/5/2025	10250 10250 THE EAST COUNTY	(Continued)			Total : 227.50
138453	2/5/2025	10482 TRISTAR RISK MANAGEMENT	241147947		OVERPAYMENT	495.00
						Total : 495.00
138454	2/5/2025	10136 WEST COAST ARBORISTS INC	1-10781	54816	URBAN FORESTRY MANAGEMENT	337.80
						Total : 337.80
138455	2/5/2025	12930 WILLIAMS, ROCHELLE	February 1, 2025		RETIREE HEALTH PAYMENT	91.00
						Total : 91.00
138456	2/5/2025	12641 WITTORFF, VICKY DENISE	February 1, 2025		RETIREE HEALTH PAYMENT	31.00
						Total : 31.00

40 Vouchers for bank code : ubgen

Bank total : 1,455,349.42

40 Vouchers in this report

Total vouchers : 1,455,349.42

Prepared by: J. Smith
 Date: 2.5.25
 Approved by: [Signature]
 Date: 2/5/25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138457	2/6/2025	12903 AMERICAN FIDELITY ASSURANCE CO	2535874B		FLEXIBLE SPENDING ACCOUNT	3,021.15
					Total :	3,021.15
138458	2/6/2025	10334 CHLIC	3486269		HEALTH AND DENTAL INSURANCE	268,274.67
					Total :	268,274.67
138459	2/6/2025	10844 FRANCHISE TAX BOARD	PPE 1/29/25		WITHHOLDING ORDER	178.08
					Total :	178.08
138460	2/6/2025	14458 METROPOLITAN LIFE INSURANCE	84468098		VOLUNTARY LEGAL	798.00
					Total :	798.00
138461	2/6/2025	10785 RELIANCE STANDARD LIFE	February 2025		VOLUNTARY LIFE INSURANCE	319.91
					Total :	319.91
138462	2/6/2025	10424 SANTEE FIREFIGHTERS	PPE 1/29/25		DUES/PEC/BENEVOLENT/BC EXP	4,717.04
					Total :	4,717.04
138463	2/6/2025	10776 STATE OF CALIFORNIA	PPE 1/29/25		WITHHOLDING ORDER	449.53
					Total :	449.53
138464	2/6/2025	10776 STATE OF CALIFORNIA	PPE 1/29/25		WITHHOLDING ORDER	260.30
					Total :	260.30
138465	2/6/2025	10001 US BANK	PPE 1/29/25		PARS RETIREMENT	1,515.54
					Total :	1,515.54
138466	2/6/2025	14600 WASHINGTON STATE SUPPORT	PPE 1/29/25		WITHHOLDING ORDER	521.07
					Total :	521.07
10 Vouchers for bank code : ubgen						Bank total : 280,055.29
10 Vouchers in this report						Total vouchers : 280,055.29

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: *Truck*
Date: 2-6-25
Approved by: *E. Butch*
Date: 2-6-25

EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					sb-1		92.07						
					sb-3		70.72						
					sffa		3,562.24						
					sffapc		1,015.22						
					st1cs3	86,447.11	2,593.41	-2,593.41					
					st2cs3	15,855.73	475.67	-475.67					
					texlif		249.71						
					vaccpr		758.00						
					vaccpt		195.37						
					vcanpr		441.02						
					vcanpt		145.05						
					vgcipt		68.63						
					vghipr		31.12						
					vision	17,280.00	567.44						
					voladd		17.55						
					voldis		392.86						
					vollad			159.94					
					vollif		159.97						
Grand Totals	16,702.28		793,863.41				288,936.54	340,972.77					



Gross:	793,863.41
Net:	504,926.87

<< No Errors / 20 Warnings >>

EB
2/4/25
Pay date 2/6/25
PPE 1/29/25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
6289313	2/7/2025	14704 457 MISSIONSQUARE	PPE 1/29/25		ICMA - 457	48,921.31	
						Total :	48,921.31
6888196	2/7/2025	14705 RHS MISSIONSQUARE	PPE 1/29/25		RETIREE HSA	5,026.97	
						Total :	5,026.97
2 Vouchers for bank code : ubgen						Bank total :	53,948.28
2 Vouchers in this report						Total vouchers :	53,948.28

Prepared by: 
Date: 2-7-25
Approved by: 
Date: 2-11-25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1255	2/11/2025	10353 PERS	01 25 5		RETIREMENT PAYMENT	156,828.41
Total :						156,828.41
1 Vouchers for bank code : ubgen						Bank total : 156,828.41
1 Vouchers in this report						Total vouchers : 156,828.41

Prepared by: Juan M
Date: 2-11-25
Approved by: E. Ball
Date: 2-11-25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138467	2/12/2025	10003 A & B SAW & LAWNMOWER SHOP	1179	55109	FIREFIGHTER EQUIPMENT	3,039.39
Total :						3,039.39
138468	2/12/2025	11139 ACE UNIFORMS, LLC - SAN DIEGO	SD0208911	54825	WEARING APPARAL	87.72
			SD0208914	54825	WEARING APPARAL	53.24
Total :						140.96
138469	2/12/2025	11999 AMERICAN ASPHALT SOUTH INC	CIP 2024-02 RR		RETENTION RELEASE	87,385.95
Total :						87,385.95
138470	2/12/2025	12986 AMERON POLE PRODUCTS, LLC	127535	54969	REPLACEMENT STREETLIGHT POL	8,251.12
Total :						8,251.12
138471	2/12/2025	15496 ANKURA INTERMEDIATE HOLDINGS	CI-133140	55128	CYBER DATA ANALYSIS	22,226.70
Total :						22,226.70
138472	2/12/2025	10478 CALIFORNIA DEPARTMENT OF	USE TAX OCT-DEC 2024		USE TAX OCTOBER - DECEMBER 2	1,212.01
Total :						1,212.01
138473	2/12/2025	10032 CINTAS CORPORATION 694	4218570728	54844	MISC SHOP RENTALS	74.14
			4218598782	54844	STATION SUPPLIES	53.31
Total :						127.45
138474	2/12/2025	10033 CITY ELECTRIC SUPPLY COMPANY	STE/105854		STREETLIGHT PHOTOCELLS	971.46
Total :						971.46
138475	2/12/2025	10333 COX COMMUNICATIONS	038997401; JAN25		9951 RIVERWALK DR	114.00
			094486701; FEB25		CITY HALL GROUP BILL	3,336.68
Total :						3,450.68
138476	2/12/2025	10046 D MAX ENGINEERING INC	9003	54850	SANTEE 24-25 CONSTRUCTION IN	2,405.88
			9004	54849	STORMWATER PROGRAM ASSIST#	23,972.22
Total :						26,378.10
138477	2/12/2025	15488 DARKTRACE HOLDINGS LTD	10025177	55119	SOFTWARE SUBSCRIPTION BUNDI	48,222.79
Total :						48,222.79

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138478	2/12/2025	15504 DIEHL, PETER	292892		LIVESCAN	35.00
Total :						35.00
138479	2/12/2025	14446 ENTERPRISE FM TRUST	282938A-020625 FOT0179767-NRC	55040	VEHICLE LEASING PROGRAM FLEET MAINTENANCE SERVICES	13,883.96 728.27
Total :						14,612.23
138480	2/12/2025	12638 GEORGE HILLS COMPANY, INC.	INV1030990	55094	ADMIN-LIABILITY CLAIMS	1,500.00
Total :						1,500.00
138481	2/12/2025	14833 INTERWEST CONSULTING GROUP	1008891 1008894 1009023 1012877 512458 580108 862799 944578	54971 54971 54971 54971 54971 54971 54971 54971	INTERWEST BLDG. SVCS - PLAN R INTERWEST BLDG. SVCS - PLAN R INTERWEST BLDG. SVCS - PLAN R INTERWEST BLDG. SVCS - PLAN R INTERWEST BLDG. SVCS - PLAN R INTERWEST BLDG. SVCS - PLAN R INTERWEST BLDG. SVCS - PLAN R INTERWEST BLDG. SVCS - PLAN R	8,640.00 8,280.00 4,807.80 17,895.33 4,707.38 14,098.53 7,425.00 2,451.71
Total :						68,305.75
138482	2/12/2025	10204 LIFE ASSIST INC	1546779 1546891 1546892 1547461 1547923 1547924	54807 54807 54807 54807 54807 54807	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	848.80 166.96 166.96 3.66 244.68 244.68
Total :						1,675.74
138483	2/12/2025	10507 GREAT AMERICA FINANCIAL SVCS	38412623; FEB25		MITEL MXE III CONTROLLER SATA :	1,588.52
Total :						1,588.52
138484	2/12/2025	14470 MW STEELE GROUP INC	2200SGIP-16 2200SGIP-17	53741 53741	SMART GROWTH INCENTIVE PROC SMART GROWTH INCENTIVE PROC	11,113.75 25,093.72
Total :						36,207.47
138485	2/12/2025	10092 PHOENIX GROUP INFO SYSTEMS	092024031 112024031	54878 54878	FY 24/25 PARKING CITE PROCESS FY 24/25 PARKING CITE PROCESS	732.49 426.26

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138485	2/12/2025	10092	10092 PHOENIX GROUP INFO SYSTEMS	(Continued)		Total : 1,158.75
138486	2/12/2025	10101	PROFESSIONAL MEDICAL SUPPLY	27818	55048 OXYGEN CYLINDER	456.39
						Total : 456.39
138487	2/12/2025	15494	RK RUSSELL PROPERTIES LLC	8757	BUSINESS LICENSE REFUND	108.00
						Total : 108.00
138488	2/12/2025	10259	ROBERT HALF	64548328	55092 TEMP SVCS - IT SUPPORT SPECIAL	1,300.00
						Total : 1,300.00
138489	2/12/2025	14539	ROGERS ANDERSON MALODY & SCOTT	76836	54867 FY 24/25 AUDIT SERVICES	18,000.00
						Total : 18,000.00
138490	2/12/2025	10097	ROMAINE ELECTRIC CORPORATION	12-063773	54958 VEHICLE SUPPLIES	493.93
				1-395551	54958 VEHICLE SUPPLIES	1,156.80
						Total : 1,650.73
138491	2/12/2025	10407	SAN DIEGO GAS & ELECTRIC	18066	ENGINEERING FEE - 9532 VIA ZAP/	3,782.00
						Total : 3,782.00
138492	2/12/2025	10217	STAPLES ADVANTAGE	6021846757	54897 OFFICE SUPPLIES	18.59
				6021846758	54897 OFFICE SUPPLIES	83.52
						Total : 102.11
138493	2/12/2025	10617	STATE OF CALIFORNIA	L1655805648	UNEMPLOYMENT 12/31/24	1,010.00
						Total : 1,010.00
138494	2/12/2025	10119	STEVEN SMITH LANDSCAPE INC	3161	54900 A 2 LANDSCAPE SERVICES	3,910.00
						Total : 3,910.00
138495	2/12/2025	15495	SUREFIRE CYBER INC	3687	55130 DATA ANALYSIS	9,587.50
				3919	55130 DATA ANALYSIS	4,387.50
				3972	55130 DATA ANALYSIS	325.00
						Total : 14,300.00
138496	2/12/2025	10250	THE EAST COUNTY	00149275	DIF NEXUS	154.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138496	2/12/2025	10250 10250 THE EAST COUNTY	(Continued)			Total : 154.00
138497	2/12/2025	15091 T-MOBILE USA INC	993045165; JAN25		CITY HALL	1,198.58 Total : 1,198.58
138498	2/12/2025	10257 TYLER TECHNOLOGIES INC	045-495865	55137	ENERGOV ANNUAL SUBSCRIPTION	180,249.00 Total : 180,249.00
138499	2/12/2025	15490 UNITED CARPORTS LLC	18713 18714	55123 55123	STATION 20 CARPORT STATION 20 CARPORT	2,000.00 400.00 Total : 2,400.00
138500	2/12/2025	12480 UNITED SITE SERVICES	114-14004040	55056	PORTABLE FENCE RENTAL	2,889.60 Total : 2,889.60
138501	2/12/2025	10978 US BANK	7554766		TAX ALLOCATION BONDS 2016 A/B	1,325.00 Total : 1,325.00
138502	2/12/2025	10537 WETMORE'S	06P101576 06P101770	54905 54905	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	85.55 302.00 Total : 387.55
138503	2/12/2025	14687 WEX BANK	102835686		FLEET CARD FUELING	18,346.67 Total : 18,346.67
138504	2/12/2025	10331 WHITE CAP LP	50029840723	54961	TOOLS, MATERIALS & SUPPLIES	311.25 Total : 311.25

38 Vouchers for bank code : ubgen

Bank total : 578,370.95

38 Vouchers in this report

Total vouchers : 578,370.95

Prepared by: J. Smith


Date: 2-12-25


Approved by: [Signature]

Date: 2/12/25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
294611	2/12/2025	10401 US BANK TRUST	2786246		CFD 2017 DEBT SERVICE SEMI ANI	172,931.25
Total :						172,931.25
1 Vouchers for bank code : ubgen						Bank total : 172,931.25
1 Vouchers in this report						Total vouchers : 172,931.25

Prepared by: 
Date: 2-13-25

Approved by: 
Date: 2/14/25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138505	2/13/2025	14381 TAQUIZAS JOSE	108367	55136	CATERER FOR HEROES GOLF CLA	1,185.00
Total :						1,185.00
1 Vouchers for bank code : ubgen						Bank total : 1,185.00
1 Vouchers in this report						Total vouchers : 1,185.00

Prepared by: Juelm

Date: 2-13-25

Approved by: [Signature]

Date: 2/13/25

EARNINGS SECTION					DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					rhsabc	32,269.68	645.39						
					roth	112,207.27	12,651.85						
					sb-1		92.07						
					sb-3		70.72						
					sffa		3,562.24						
					sffapc		1,015.22						
					st1cs3	86,134.71	2,584.05	-2,584.05					
					st2cs3	15,855.73	475.67	-475.67					
					texlif		249.64						
					vaccpr		758.00						
					vaccpt		195.37						
					vcanpr		441.02						
					vcanpt		145.05						
					vgcprt		68.63						
					vghipr		31.12						
					vision	14,746.80	567.17						
					voladd		17.50						
					voldis		392.86						
					vollif		159.94						
					vollpb			-159.94					
Grand Totals	16,059.00		745,753.30				268,484.28	91,533.05					

Gross:	745,753.30
Net:	477,269.02

<< No Errors / 10 Warnings >>

EBull
2/18/25
Paydate 2/20/25
PTE 2/12/25

MEETING DATE February 26, 2025

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$108,378.31 FOR JANUARY 2025 LEGAL SERVICES

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

Legal services invoices proposed for payment for the month of January 2025 total \$108,378.31 as follows:

1) General Retainer Services	\$ 17,928.85
2) Labor & Employment	8,496.60
3) Litigation & Claims	13,540.44
4) Special Projects - General Fund	50,967.12
5) Special Projects – Other Funds	249.90
6) Third-Party Reimbursable Projects	<u>17,195.40</u>
Total	<u>\$ 108,378.31</u>

FINANCIAL STATEMENT

Account Description: Legal Services

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 891,530.00	
Revised Budget	891,530.00	
Prior Expenditures	(463,358.65)	
Current Request	(90,933.01)	\$ 337,238.34
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 25,000.00	
Revised Budget	25,000.00	
Prior Expenditures	(6,495.71)	
Current Request	(249.90)	\$ 18,254.39

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Approve the expenditure of \$108,378.31 for January 2025 legal services and reimbursable costs.

ATTACHMENTS

1. Legal Services Billing Summary January 2025
2. Legal Services Billing Recap FY 2024-25



**LEGAL SERVICES BILLING SUMMARY
JANUARY 2024**

Attachment 1

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer	\$ 17,928.85	1019095	
1001.00.1201.51020	17,928.85		
Labor & Employment:			
Labor & Employment	8,496.60	1019096	
1001.00.1201.51020	8,496.60		
Litigation & Claims:			
Litigation & Claims	2,034.10	1019097	
Allan Family Trust Litigation	459.80	1019113	
Lee Receivership	608.69	1019104	
Schaeffer Receivership	1,447.75	1019114	
Hope for the Homeless Lakeside Inc.	8,990.10	1019115	
1001.00.1201.51020	13,540.44		
Special Projects (General Fund):			
Community Oriented Policing	21,829.92	1019098	
Annual Municipal Code Update	3,063.40	1019160	
CEQA Special Advice	1,271.60	1019119	
Entertainment District	1,473.90	1019100	
Advanced Records Center Services for PRA	8,560.40	1019105	
Cannabis	1,647.30	1019106	
Safety-Environ Justice Element	867.00	1019107	
Records Management Policy	346.80	1019108	
Development Impact Fee Study	3,323.50	1019109	
Surplus Land Act/Real Property Special Advice	3,150.10	1019112	
Housing and Planning Legal Support	5,433.20	1019101	
1001.00.1201.51020	50,967.12		
Mobile Home Rent Control Commission	28.90	1019099	2901.04.4106.51020
Cuyamaca Street Right-of-Way Acquisition	192.10	1019103	cip71402.30.05
SLEMSA JPA	28.90	1019110	5505.00.1901.51020
	249.90		
Third-Party Reimbursable:			
MSCP Subarea Plan	385.20	1019117	spp1704a.10.05
HomeFed Project	10,946.60	1019118	tm22001a.10.05
Redevelopment of Carlton Oaks Golf Course	1,369.60	1019121	cup1906a.10.05
Park Center Apartments	1,027.20	1019127	tm24002a.10.05
Summit Townhomes	2,011.60	1019162	tm23003a.10.05
Extra Space Storage	941.60	1019126	cup2401a.10.05
Aubrey Glen Design Review	513.60	1019128	tm24003a.10.05
	17,195.40		
Total	\$ 108,378.31		

**LEGAL SERVICES BILLING RECAP
FY 2024-25**

Attachment 2

<u>Category</u>	<u>Adopted Budget</u>	<u>Revised Budget</u>	<u>Previously Spent Year to Date</u>	<u>Available Balance</u>	<u>Current Request Mo./Yr.</u>	<u>Amount</u>
General Fund:						
General / Retainer	\$ 216,530.00	\$ 216,530.00	\$ 107,652.58	\$ 108,877.42	Jan-25	\$ 17,928.85
Labor & Employment	80,000.00	80,000.00	48,110.32	31,889.68	Jan-25	8,496.60
Litigation & Claims	75,000.00	75,000.00	97,333.21	(22,333.21)	Jan-25	13,540.44
Special Projects	520,000.00	520,000.00	210,262.54	309,737.46	Jan-25	50,967.12
Total	\$ 891,530.00	\$ 891,530.00	\$ 463,358.65	\$ 428,171.35		\$ 90,933.01
Other City Funds:						
MHFP Commission	\$ 10,000.00	\$ 10,000.00	\$ 3,217.11	\$ 6,782.89	Jan-25	\$ 28.90
Capital Projects	5,000.00	5,000.00	2,296.00	2,704.00	Jan-25	192.10
SLEMSA JPA	10,000.00	10,000.00	982.60	9,017.40	Jan-25	28.90
Total	\$ 25,000.00	\$ 25,000.00	\$ 6,495.71	\$ 18,504.29		\$ 249.90
Third-Party Reimbursable:						
Total			\$ 69,048.40			\$ 17,195.40

Total Previously Spent to Date FY 2024-25	
General Fund	\$ 463,358.65
Other City Funds	6,495.71
Applicant Deposits or Grants	69,048.40
Total	\$ 538,902.76

Total Proposed for Payment	
General Fund	\$ 90,933.01
Other City Funds	249.90
Applicant Deposits or Grants	17,195.40
Total	\$ 108,378.31

MEETING DATE February 26, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE CITY HALL IMPROVEMENTS – BUILDING 6 ROOF REPLACEMENT (CIP 2024-31) PROJECT AS COMPLETE AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE CEQA GUIDELINES SECTION 15378

DIRECTOR/DEPARTMENT Carl Schmitz, Engineering 

SUMMARY

This item requests that the City Council accept the City Hall Improvements – Building 6 Roof Replacement (CIP 2024-31) Project (“Project”) as complete.

During the November 13, 2024, City Council meeting, the City Council awarded the construction contract for the City Hall Improvements – Building 6 Roof Replacement (CIP 2024-31) Project for a total contract amount of \$90,879.00 to AOS Inc. dba Superior Roofing and authorized the Director of Engineering/City Engineer to approve contract change orders in a total amount not to exceed \$13,632.00 for unforeseen items and additional work.

A Notice to Proceed was issued on January 20, 2025, and the work was completed on February 6, 2025. One change order was approved in the amount of \$4,580.00 for additional repairs to the roof parapet walls.

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

ENVIRONMENTAL REVIEW

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

FINANCIAL STATEMENT 

Funding for this project is included in the adopted FY2024-2028 Capital Improvement Program budget as part of the City Hall Improvement project.

Bidding and Advertisement	\$ 855.00
Original Construction Contract	90,879.00
Construction Change Orders	<u>4,580.00</u>
Total Project Cost	<u>\$ 96,314.00</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 

Adopt the Resolution:

1. Accepting the City Hall Improvements – Building 6 Roof Replacement (CIP 2024-31) project as complete; and
2. Authorizing the City Clerk to file a Notice of Completion with the San Diego County Clerk.

ATTACHMENT

Resolution
Project Map



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ACCEPTING THE CITY HALL IMPROVEMENTS – BUILDING 6 ROOF
REPLACEMENT (CIP 2024-31) PROJECT AS COMPLETE AND FINDING THE
ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (“CEQA”) PER STATE CEQA GUIDELINES SECTION 15378**

WHEREAS, the City Council awarded the construction contract for the City Hall Improvements – Building 6 Roof Replacement (CIP 2024-31) Project (“Project”) to AOS Inc. dba Superior Roofing on November 13, 2024 for \$90,879.00; and

WHEREAS, the City Council also authorized the Director of Engineering/City Engineer to approve construction change orders in a total amount not to exceed \$13,632.00; and

WHEREAS, one change order in the amount of \$4,580.00 was approved for additional repairs to the roof parapet walls; and

WHEREAS, the Project was completed for a total construction contract amount totaling \$95,459.00 on February 6, 2025; and

WHEREAS, AOS Inc. dba Superior Roofing has completed the project in accordance with the contract plans and specifications; and

WHEREAS, per California Environmental Quality Act (“CEQA”) Guidelines Section 15378, this action is not a project under CEQA because it involves an administrative activity of government without the potential of a significant impact on the environment; and

WHEREAS, the City Council desires to accept the Project as complete

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

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that the work for the construction of the City Hall Improvements – Building 6 Roof Replacement (CIP 2024-31) Project is accepted as complete on this date and the City Clerk is directed to record a Notice of Completion.

SECTION 1: The work for the construction of the City Hall Improvements – Building 6 Roof Replacement (CIP 2024-31) Project is accepted as complete on this date.

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

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

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

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 26th day of February, 2025, by the following roll call vote to wit:

AYES:

NOES:

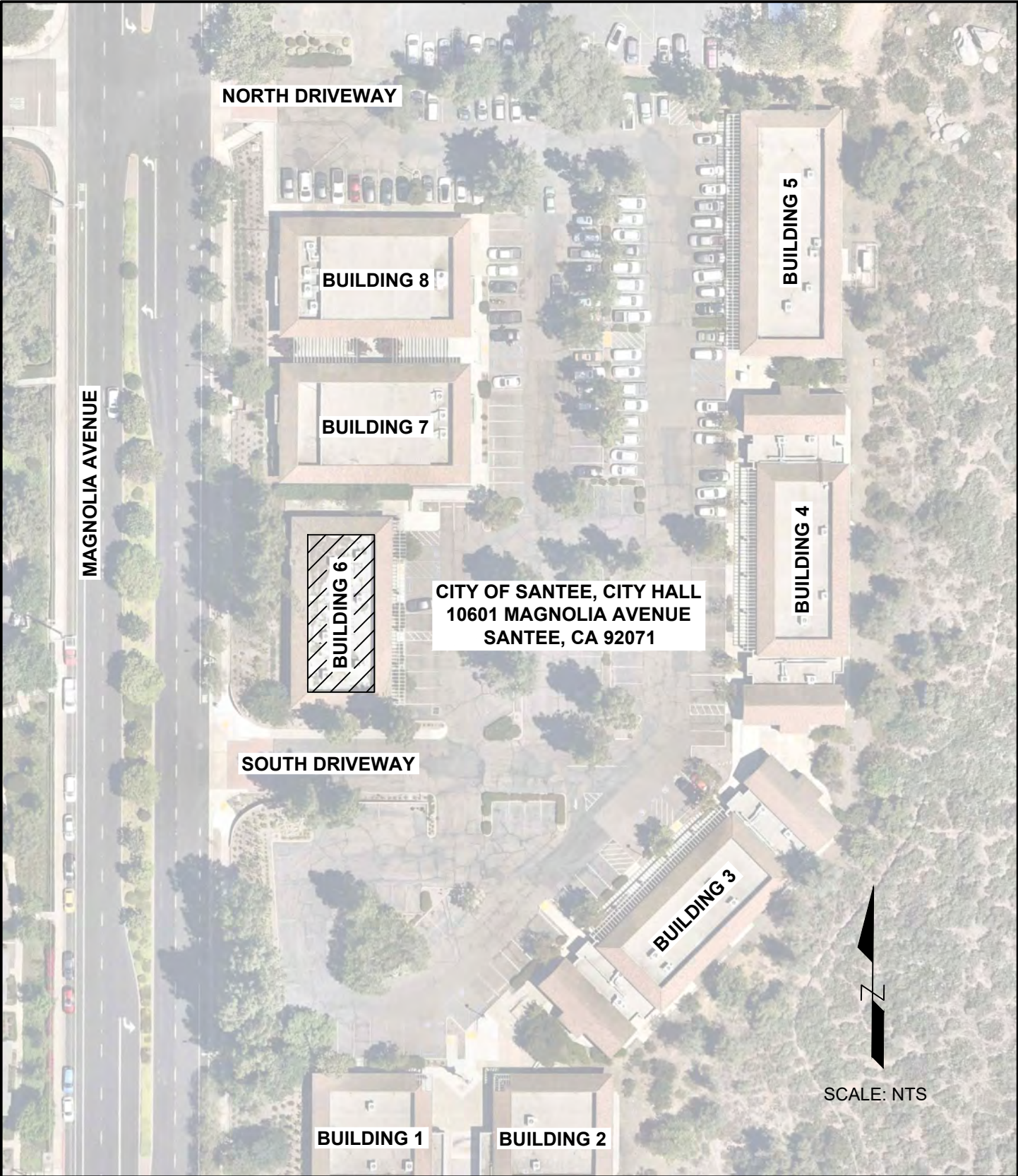
ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

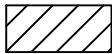
JAMES JEFFRIES, CITY CLERK



CITY OF SANTEE, CALIFORNIA - DEPARTMENT OF ENGINEERING

PROJECT MAP

ROOF REPLACEMENT



MEETING DATE February 26, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING THE FIRST AMENDMENT TO THE CONTRACT WITH ADVANCED RAILWAY INNOVATIONS, DBA ADVANCED ELECTRICAL INNOVATIONS FOR ELECTRICAL REPAIRS AND RELATED MAINTENANCE

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services 

SUMMARY

On May 10, 2023, the City Council approved an agreement with Advanced Railway Innovations, DBA Advanced Electrical Innovations for FY 2023/24 in the amount of \$37,892.00. On July 1, 2024, the City exercised its option to extend the Agreement, increasing the Agreement amount by \$1,364.11 from \$37,892.00 to \$39,256.11 for FY 2024/25 to reflect an increase in the Consumer Price Index by 3.6%. Staff has identified several electrical jobs that need to be addressed which result in a need to increase the FY 2024/25 contract for Electrical Repairs and Maintenance. Some of the items that need to be addressed are:

- Temporary Fire Station Power, prior to asphalt pad construction
- Fire Station #4 – electrical switch relocation
- Town Center Community Park West – parking lot lighting repairs
- Town Center Community Park West – softball field lighting repairs
- West Hills Park – pathway lights repairs
- Santana Tennis Courts – begin LED upgrade, approx. 50% will be done FY 2024/25
- Other misc. projects not able to be covered with existing contract funding

Staff recommends the City Council adopt the Resolution approving the First Amendment to the Agreement, which will increase the not-to-exceed amount for FY 2024/25 by \$21,495.39, from \$39,256.11 to \$60,751.50.

FINANCIAL STATEMENT 

Funding for this contract is provided in the FY 2024-25 Community Services Department operating budget.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION 

Adopt Resolution:

1. Approving First Amendment to Contract with Advanced Railway Innovations, DBA Advanced Electrical Innovations for electrical repairs and related maintenance for FY 2024/25, which will increase the contract sum by \$21,495.39 from \$39,256.11 to \$60,751.50; and
2. Authorizing the City Manager to execute all necessary documents.

ATTACHMENT

Resolution



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING THE FIRST AMENDMENT TO THE CONTRACT WITH ADVANCED
RAILWAY INNOVATIONS, DBA ADVANCED ELECTRICAL INNOVATIONS FOR
ELECTRICAL REPAIRS AND RELATED MAINTENANCE**

WHEREAS, On May 10, 2023, the City entered into an agreement with Advanced an agreement with Advanced Railway Innovations, DBA Advanced Electrical Innovations for FY 2023/24 in the amount of \$37,892.00; and

WHEREAS, on July 1, 2024, the City exercised its option to extend the Contract for 12 months through June 30, 2025 in accordance with Section 6 of the Agreement and increased the not-to-exceed amount to \$39,256.11 for Fiscal Year 2024/25 to reflect an increase in the Consumer Price Index in accordance with Section 6 of the Contract; and

WHEREAS, staff has identified several electrical jobs that need to be addressed which result in a need to increase the FY 20204/25 contract for Electrical Repairs and Related Maintenance; and

WHEREAS, staff recommends the City Council adopt the Resolution approving the First Amendment to the Agreement, which will increase the not-to-exceed amount for FY 2024/25 by \$21,495.39, from \$39,256.11 to \$60,751.50; and

WHEREAS, staff recommends authorizing the City Manager to execute all necessary documents to execute the contract on behalf of the City.

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

SECTION 1. Authorizes the City Manager to execute the Electrical Repairs and Related Maintenance contract on behalf of the City.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 26th of February 2025, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:


JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE February 26, 2025

ITEM TITLE CONTINUED PUBLIC HEARING TO ASSESS COMMUNITY DEVELOPMENT NEEDS AND TO SOLICIT PROPOSALS FOR PROGRAM YEAR 2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAM FUNDING CONSISTENT WITH THE CONSOLIDATED PLAN AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

DIRECTOR/DEPARTMENT Sandi Sawa, AICP, Director of Planning and Building/City Planner 

SUMMARY

At the public hearing during the February 12th meeting the City Council received a staff report and public testimony from applicants for Program Year 2025 (July 2025 through June 2026) Community Development Block Grant (CDBG) funding. This hearing is a continuation of the February 12, 2025, public hearing and its purpose is to allocate CDBG program funding for Program Year 2025. Based on the direction provided by the City Council during this hearing, staff will prepare a Draft Annual Action Plan for Program Year 2025. The Annual Action Plan is subject to public review and a separate public hearing prior to submittal to the federal Department of Housing and Urban Development (HUD) by May 15, 2025.

Since the February 12th public hearing, the amount of CDBG funding that will be available to the City for Program Year 2025 has not been announced; however, the timeline for submission of an annual CDBG application requires the City to complete the process of prioritizing CDBG-funded activities well before the May 15th deadline. For planning purposes, it is estimated that the City's PY 2025 allocation will be \$322,704, which is the average of the allocations for the past three years and 8.04% less than the PY 2024 allocation.

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

ENVIRONMENTAL REVIEW

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

FINANCIAL STATEMENT 

For planning purposes, it is assumed that the City's PY 2025 CDBG allocation will be \$322,704.

CITY ATTORNEY REVIEW

N/A

Completed



RECOMMENDATION *MSB*

1. Re-open, conduct and close the public hearing; and
2. Direct staff to publish a summary of the Annual Action Plan; and
3. Adopt the Resolution assessing and prioritizing community development needs, allocating CDBG funds for Program Year 2025 and authorizing Staff to prepare and publish a draft Annual Action Plan for Program Year 2025.

ATTACHMENTS

Staff Report
Resolution
Summary of Requests/Applications
Worksheets

STAFF REPORT

CONTINUED PUBLIC HEARING TO ASSESS COMMUNITY DEVELOPMENT NEEDS AND TO SOLICIT PROPOSALS FOR PROGRAM YEAR 2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAM FUNDING CONSISTENT WITH THE CONSOLIDATED PLAN AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

CITY COUNCIL MEETING FEBRUARY 26, 2025

A. CDBG BACKGROUND

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

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

B. CDBG PROGRAM GUIDELINES

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

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

1. Benefit low- and moderate-income families.

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

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

2. Aid in the prevention or elimination of slums or blight.

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

3. Address community needs having a particular urgency.

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

C. AVAILABLE FUNDS AND REQUESTS FOR FUNDING

As of February 18, 2025, HUD has not announced the amount that the City of Santee will be allocated for Program Year 2025. However, the schedule for preparation of annual Action Plans by the City of Santee requires that public input be solicited at this time and a tentative plan for funding activities in Program Year 2025 be approved and submitted to HUD no later than May 15th. Due to uncertainty regarding the budget for HUD programs, for planning purposes, staff estimates that the City of Santee's Program Year 2025 allocation will be \$322,704 which is the average of the three prior Program Year allocations and 8.04% less than the PY 2024 allocation.

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

A request for proposals was published on December 6, 2024, with applications due on January 13, 2025. The City has received six applications for PY 2025 CDBG Public Services funding totaling \$69,500, and one application for Administrative (Fair Housing Services) funding for \$21,000 as detailed in the attached Summary of Requests.

Public Facilities Funding

With the 2021 payoff of the Section 108 Loan used for the Buena Vista/Railroad Avenue project, staff analyzed different options for CDBG funded public facility improvements. Based on this analysis staff recommended and the City Council approved the Citywide installation of ADA compliant pedestrian ramps at locations where no ramp exists as part of the Program Year 2022 CDBG funding cycle.

In Program Year (PY) 2022, the first phase of the Citywide Americans for Disabilities Act (ADA) Pedestrian Ramp Project was completed, which included the installation of 46 new ADA compliant pedestrian ramps. This project benefited 3,443 disabled and elderly persons (presumed low- income) residents according to the U.S. Census Bureau’s 2019 American Community Survey. The Phase I pedestrian ramps are in the neighborhoods south of West Hills High School and northeast of Santana High School.

In the current Program Year, staff plans on completing Phase II of the Citywide ADA Pedestrian Ramp project to include 39 new ADA compliant pedestrian ramps in the neighborhoods west of Carlton Hills school and west of Chef F. Harritt School. Phase II of the project would benefit 754 disabled persons and 457 elderly persons in these neighborhoods.

The proposed PY 2025 public infrastructure funding (\$210,804) would be used toward a future phase of the Citywide ADA Pedestrian Ramp project.

SUMMARY OF ESTIMATED EXPENDITURES

ACTIVITY	CAP	AMOUNT AVAILABLE PER CAP	AMOUNT REQUESTED
Public Service Activities	15%	\$ 48,600	\$ 69,500
Administrative Activities	20%	\$ 64,800	\$ 64,800
Public Infrastructure	None	\$ 210,804	\$ 210,804
		\$ 324,204*	\$ 345,104

*Total amount available per cap includes staff’s estimate based on prior program year’s allocations (\$322,704) plus program income/interest from prior years (\$1,500) to be allocated toward Public Infrastructure. Public Service Activities cap amount is subject to change depending on HUD’s final award allocation.

Requested in excess of projected funding \$ 20,900

D. PUBLIC PARTICIPATION AND ALLOCATION PROCESS

Public participation is an important part of the CDBG process. Two public hearings are required to meet the HUD requirements for citizen participation. In accordance with the Code of Federal Regulations (CFR) Title 24, “Housing and Urban Development”, Section 570.704, the City initiated the CDBG application process by publishing a Notice of Funding Availability (NOFA) for Program Year 2025 on December 6, 2024, in the East

County Californian, as well as posting the NOFA, Request for Proposals and Application on the City's website. Applications were due on January 13, 2025.

Notice of the February 12th public hearing was published in the East County Californian on January 31st, 2025.

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

E. RECOMMENDATIONS

- 1) Re-open, conduct and close the public hearing; and
- 2) Direct staff to publish a summary of the Annual Action Plan; and
- 3) Adopt the Resolution assessing and prioritizing community development needs, allocating CDBG funds for program year 2025 and authorizing Staff to prepare and publish a draft Annual Action Plan for Program Year 2025.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ON THE ASSESSMENT AND PRIORITIZATION OF COMMUNITY DEVELOPMENT NEEDS, ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR PROGRAM YEAR 2025, AUTHORIZATION TO PREPARE AND PUBLISH A DRAFT ANNUAL ACTION PLAN FOR PROGRAM YEAR 2025, AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

WHEREAS, for Program Year 2025, the City of Santee anticipates receiving an allocation of \$322,704 in CDBG funds, which is the average of the three prior Program Year allocations and 8.04% less than the PY 2024 allocation; and

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

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

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

1. Direct staff to prepare a Draft Annual Action Plan reflecting the funding priorities identified in the City Council hearing of February 26, 2025; and
2. Direct staff to proportionately adjust allocations among Public Services, Public Facilities and Administrative Activities (except Fair Housing) to accommodate any shortfall or surplus between the projected Program Year 2025 CDBG allocation of \$322,704 and the actual CDBG grant received by the City of Santee for Program Year 2025; and
3. Direct staff to publish a Summary of the Draft Annual Action Plan as required for the Consolidated Plan.
4. Finds this item is exempt from environmental review under the California Environmental Quality Act ("CEQA") by CEQA Guidelines section 15061(b)(3).

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 26th day of February 2025.

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

ATTACHMENT 3

PROGRAM YEAR 2025 APPLICATIONS FOR FUNDING

PUBLIC SERVICES

Crisis House.....1
ElderHelp of San Diego.....11
Meals-On-Wheels Greater San Diego County.....21
Santee Food Bank.....31
Santee Santas Foundation.....40
Voices for Children.....51

ADMINISTRATION

CSA San Diego County.....62



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2025**

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

The application must not exceed a total of twenty (20) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 13, 2025. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 13, 2025, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov or by telephone at (619) 258-4100 ext. 221 before December 31, 2025. (Note: Santee City Hall will be closed from Monday, December 23 through Tuesday, December 31, 2025) Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: 12/27/2024

Agency Name: Crisis House
Agency Address: 9550 Cuyamaca St, Ste 102, Santee, 92071
Agency Type (non-profit, for-profit, public, etc.): Non-profit

Phone: 619-444-1194 Fax: [\[Click here to enter text\]](#)
E-mail: info@crisishouse.org

Project/Program Contact Person (Name and Title): Magz Lemaster, Director of Programs
Project/Program Location: Santee, CA

Phone: 619-444-1194 Fax: [\[Click here to enter text\]](#)
E-mail: magz@crisishouse.org

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

Federal Unique Entity Identifier (UEI): NYJB DLPXT2K1

City of Santee – Application for CDBG Funding

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

Federal Tax ID: 33-0217339

California Entity ID: 1584159

Faith Based Organization:

YES x NO

Person completing application: Kelcie Parra

FUNDING INFORMATION:

Amount Requested from Santee: \$ 7,500

Total Project/Program Budget: \$ \$ 892,276

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: Yes, the program is scalable based on funding.

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

PROJECT/ACTIVITY INFORMATION

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

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

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

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

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

Area to be benefited: City of Santee, California.

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

City of Santee – Application for CDBG Funding

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

Our Programs Department includes our Homeless Outreach Team, who will be conducting the weekly outreach activities and our Director of Programs who oversees that team and steps in as a backup, as well as working directly with clients. The Outreach Team brings food, water, and hygiene kits to people experiencing homelessness as part of their outreach protocol, and offers resources as indicated. Staff make an initial assessment of the client's vulnerability and needs and help arrange connections to referrals to other resources for which client might qualify (e.g., medical, income, benefits, etc.). Crisis House is also a provider of Rapid Rehousing, Diversion, and emergency housing.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

The project meets the National Objective of benefitting a majority low- and moderate-income residents – this program serves individuals at very low-income thus supporting that objective. As far as the City of Santee priorities, this program addresses priority two: Public Services for LMI Residents - Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness. Furthermore, the eligible activity we will be providing is activity e: Provision of public services (including labor, supplies and materials) such as those concerned with employment, crime prevention, childcare, health care, education, public safety, fair housing counseling, recreation, services for seniors 62 years or older, homeless persons, drug abuse counseling and treatment, energy conservation counseling and testing, emergency food and housing services.

- E. Agency/Nonprofit Organization Information:

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

Crisis House, a Public Benefit Corporation, was established as a social service agency in 1970, incorporated in 1987 and received 501 (c) (3) IRS Determination in 1988. Crisis House offers an array of housing and social services for the region's survivors of domestic violence and children, as well as outreach services targeting individuals experiencing homelessness. Our focus has always been low and extremely low-income populations. The agency programs include a continuum of housing services for survivors of Domestic Violence and their children, a Camp Hope Program focused on children and services for individuals experiencing homelessness. Crisis House supports the East County by hosting the annual Project Homeless Connect in East County, attended by over 48

City of Santee – Application for CDBG Funding

providers and more than 200 homeless individuals. Crisis House supports Santee by organizing and completing the Point in Time Count (PIT) in Santee, sending staff and volunteers throughout Santee to secure an accurate count of homeless individuals in our community. In fiscal year 2023-2024, Crisis House helped 227 people exit homelessness and secure permanent housing. Overall, we served 3,576 people with housing and crucial services. Crisis House provided permanent or emergency housing to 237 households fleeing domestic violence. Crisis House has been a recipient of City of Santee CDBG funds for over fifteen (15) years.

F. Financial:

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

Crisis House has policies, procedures and an automated accounting software system in place to ensure proper designation, support, control, and accounting of all funds, property, expenses, revenues, and assets for each contract and grant received. Each contract, grant, or program is assigned a cost center numerical code. Expenditures are supported by a corresponding invoice or receipt and attached to a check request that is authorized by a program manager/supervisor. The check request is coded with the proper cost center numerical code. The expenditure is then entered into Quick Books accounting software, and utilized to properly track revenue and expenditures for multiple funds, contracts, grants and programs. Crisis House procedures and records conform to General Accepted Accounting Principles (GAAP) as well as 2 CFR 84.21(b)(2), 24 CFR 85.20 (b)(2), 24 CFR 583.330(c) and the OMB Super Circular. Crisis House undergoes an independent federal single audit by an outside CPA firm each year. As part of our annual audit, the CPA evaluates and reports on our policies, procedures, and internal controls. All expenditures are supported by source records, which clearly identify the cost as allowable contract expenditure. Bank statements are reconciled monthly by an employee who is not able to authorize disbursements or sign checks and are approved by the Executive Director. Checks over \$2,000 require two (2) signatures. All canceled and void checks are retained. All revenues are receipted. Deposits are prepared and made by someone other than the person writing the receipts and receipt books are reconciled against the deposits.

Crisis House maintains the following records:

Cash Receipts Journal - For recording all cash receipts.

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

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

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

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

City of Santee – Application for CDBG Funding

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

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

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

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

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

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

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

G. Personnel:

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

The Director of Programs has lived experience as it pertains to homelessness, has experience in healthcare settings and other nonprofit social services agencies. They have decades of experience overseeing staff, programs, and budgets. Our outreach team is comprised of individuals trained in street outreach, trauma-informed care, housing plans, and diversion. Specifically over the last 1.5 years, Crisis House has doubled the size of it's Homeless Services department which has increased our reach, impact, and outcomes.

H. Conflict of Interest:

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

City of Santee – Application for CDBG Funding

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

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping\retention and reimbursement requests.

Crisis House abides by the program eligibility requirements of the respective grant(s) and performs an assessment to determine program and income eligibility prior to rendering services. Crisis House utilizes the Homeless Management Information System for all recordkeeping as it pertains to client data and provision of services. Reimbursement requests are tracked through our program staff and double-checked by our Accounting department. Policies and procedures (SOPs) for each program are available upon request.

BENEFITS AND BENEFICIARIES

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

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

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

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

[Click here to enter text]

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

No

Yes (Please specify)

City of Santee – Application for CDBG Funding

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

Our focus will be people experiencing homelessness. However, the intersection between homelessness and other issues has been well documented. Our Outreach teams will respond to all homeless individuals, and those with concurrent special needs such as substance abuse, veterans, seniors, and families will also be assessed and referred to appropriate resources, if necessary.

DOCUMENTATION

A. How will the recipients’ information (e.g., race, ethnicity, income, household size) be collected and documented?

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

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

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

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<u>X</u>	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:		
	a) IRS Form 990?	<u>X</u>	
	b) California Franchise Tax Board Form 199?	<u>X</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>X</u>	
	d) Date Articles of Incorporation files with Secretary of State?	04/06/1987	
3.	All necessary licenses required to operate are maintained?	<u>X</u>	
4.	Worker’s Compensation Insurance is active and current?	<u>X</u>	
5.	General Liability Insurance is active and current?	<u>X</u>	

City of Santee – Application for CDBG Funding

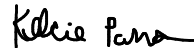
Applicants **are required to** submit the documentation listed in items 2 and 3 above with their application.

Applicants are also required to provide a documentation, such as resolution for their governing board, authorizing the appropriate (named) staff to execute program applications, agreements, payment requests, and related documents on behalf of the agency related to the CDBG grant.

APPLICANT CERTIFICATION

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

Kelcie Parra, Executive Director
Type or Print Your Name and Title



Kelcie Parra (Dec 30, 2024 19:36 PST)

Signature

CDBG Project Budget (See Next Page)

The Community Development Block Grant (CDBG) program allows subrecipients to use leveraged funds to complete larger projects that address multiple needs. Leveraged funds refers to non-match cash or in-kind resources that are used to make a project operational. The use of leveraged funds is not required but is encouraged where appropriate.

City of Santee – Application for CDBG Funding

CDBG PROJECT BUDGET

Organization: Crisis House

Total organization budget \$ 3,138,499

Program/Project name requesting funds: Crisis House Homeless Outreach

CDBG funds requested: \$ 7,500 Total program/project budget: \$ 892,276

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

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	\$ <u>7,500</u>	(S) or (A)
b. Other federal funds (if any)	<u>347,688</u>	(S) or (A)
c. State or local government funds	<u>537,088</u>	(S) or (A)
d. Donations and contributions	_____	(S) or (A)
e. Fees or memberships	_____	(S) or (A)
f. In-kind contributions / Volunteer time	_____	(S) or (A)
g. Other funding	_____	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	\$ <u>892,276</u>	(S) or (A)

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

a. Wages and salaries	\$ <u>5,625</u>	
b. Personnel benefits	<u>1,875</u>	
c. Materials and supplies	_____	
d. Program expenses and evaluation	_____	
e. Rent and utilities	_____	
f. Insurance	_____	
g. Mileage (___ @ 62.5 cents/mile)	_____	
h. Incentives and Special Events	_____	
i. Indirect costs	_____	
j. _____	_____	
k. _____	_____	

I. TOTAL REQUESTED FUNDING (same as 1.a.) \$ 7,500

3. Percentage of project budget represented by CDBG request 1%

4. If your project will require future funding, please provide information about how the program will be funded. [\[Click here to enter text\]](#)



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2025**

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

The application must not exceed a total of twenty (20) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 13, 2025. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 13, 2025, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov or by telephone at (619) 258-4100 ext. 221 before December 31, 2025. (Note: Santee City Hall will be closed from Monday, December 23 through Tuesday, December 31, 2025) Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: 1/8/2025

Agency Name: ElderHelp of San Diego
Agency Address: 9590 Chesapeake Drive, San Diego, CA 92123
Agency Type (non-profit, for-profit, public, etc.): non-profit

Phone: 619-284-9281 Fax: 619-284-0241
E-mail: info@elderhelpofsandiego.org

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

Phone: 619-371-4269 Fax: 619-284-0241
E-mail: adelacruz@elderhelpofsandiego.org

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

Federal Unique Entity Identifier (UEI): GMBSRM6N74U3

City of Santee – Application for CDBG Funding

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

Federal Tax ID: 95-2880426

California Entity ID: 713849

Faith Based Organization:

YES X NO

Person completing application: Becca Pollard

FUNDING INFORMATION:

Amount Requested from Santee: \$ 7,000

Total Project/Program Budget: \$ 885,749

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

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

PROJECT/ACTIVITY INFORMATION

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

Founded in 1973, ElderHelp of San Diego's mission is providing personalized services and resources that empower seniors to remain independent and live with dignity in their own homes. With over 50 years of experience, ElderHelp supports seniors facing challenges such as declining health, financial hardship, and social isolation by addressing their basic needs. In FY24, we served 7,667 individuals through seven core programs: Care Coordination, Senior Food and Essentials Pantry, Seniors a Go Go (SAGG), Housing Services, Intake and Referral Services, Family Caregiver Support, and RUOK calls. Given that since 2020 service requests have increased by 393%, ElderHelp continues to expand its services by targeting underserved areas of San Diego County and enhancing programs such as housing and nutritional support to alleviate the impact of rising food and housing costs.

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

ElderHelp's Care Coordination program addresses senior health through personalized, preventive, and interventive services. These include grocery shopping for nutritious food, home safety assessments and minor repairs to prevent falls and injuries, and providing companionship to alleviate loneliness and related mental health challenges. Addressing the root causes of physical and mental health decline is essential, especially for San

City of Santee – Application for CDBG Funding

Diego's low-income senior population. Studies show that untreated depression in seniors can exacerbate other chronic conditions, such as diabetes or hypertension, leading to repeated and costly hospitalizations. Additionally, economic challenges have heightened the need for ElderHelp's services, as the cost of living in San Diego County increased by 33% during the pandemic, making it the fourth most expensive metro area in the U.S. This disproportionately affects ElderHelp clients—96% of whom are low or very low income and in many cases disabled, at high risk for falls, or managing multiple chronic health conditions.

ElderHelp's approach not only addresses these issues, it offers a high return on investment compared to traditional medical interventions. Providing preventive and interventive services costs ElderHelp an average of \$250–\$300 per client annually. Independent evaluations by UC Berkeley have demonstrated that our services save each Care Coordination client a minimum of \$3,200 annually. Furthermore, by helping seniors avoid emergency room visits and maintain their physical and mental health, ElderHelp saves the healthcare system an estimated \$4,265,536 each year.

In FY26, the Care Coordination program will serve approximately 320 clients each month, including 20 Santee residents. Additionally, we estimate another 30 Santee residents will be supported through ElderHelp's Information and Referral services, further expanding our reach and impact in the community.

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

ElderHelp's Care Coordination program is led by a highly skilled team of professionals, including degreed social workers and gerontologists with over 100 years of combined experience serving the senior population. Team members are certified in critical areas such as mental health, motivational interviewing, crisis de-escalation, dementia and Alzheimer's care, trauma-informed practices, and suicide prevention. Complementing this expertise are more than 350 dedicated volunteers who are trained to meet the evolving needs of seniors. These volunteers provide a vital lifeline for isolated seniors, offering consistent personal connections that help mitigate the risks of loneliness and associated mental health challenges. In FY24, ElderHelp delivered over 30,000 instances of care to clients—through home deliveries, in-person visits, phone check-ins, and transportation services—demonstrating significant growth in our capacity to serve the community. The Care Coordination program, along with all other ElderHelp services, is managed by Associate Executive Director Anya Delacruz who has more than 20 years of experience working with seniors and a deep understanding of their unique challenges. She oversees program development, ensures accountability for performance and deliverables, and fosters a strong and positive work environment for staff. Her leadership continues to strengthen the organization's ability to deliver impactful services that support seniors in maintaining their independence and dignity. All activities will be carried out during the 2026 fiscal year, from June 30th 2025 to July 1st 2026.

D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

City of Santee – Application for CDBG Funding

ElderHelp’s client base aligns closely with the CDBG Program National Objectives, as 96% of the seniors we serve are classified as low or very low-income. Additionally, ElderHelp supports the City of Santee’s priorities by providing essential services to low- to moderate-income homeowners, helping seniors maintain their independence and continue living safely in their own homes. Our services are designed to assist socially isolated seniors aged 60 and older, the majority of whom reside in LMI households. This combination of financial hardship and isolation often creates significant barriers to meeting their basic daily needs, which ElderHelp is uniquely positioned to address.

E. Agency/Nonprofit Organization Information:

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

Incorporated May 6, 1974, ElderHelp is a 501(c)(3) nonprofit organization that has supported more than 270,000 older adults in need, including hundreds of seniors in the City of Santee since 2004. For more than five decades we have helped seniors remain in their homes while improving their quality of life through targeted services such as Care Coordination, Senior Food and Essentials Pantry, Housing Services, Seniors A Go Go, RUOK Calls, Family Caregiver Assistance Program, and Intake and Referral Services. The impact of our programs is invaluable, as they enable seniors to live safer and healthier lives longer in their own homes. In the last fiscal year alone, we provided services to 7,667 seniors, with remarkable outcomes as less than 1% of our clients transitioned to long-term care, less than 1% experienced falls, and fewer than 2% required an ER visit or hospitalization. This is a significant achievement, considering that the national average for senior hospitalization is 1 in 6, compared to ElderHelp’s rate of 1 in 50. Furthermore, ElderHelp’s comprehensive support allows seniors to remain in their homes for an average of 10 years longer than the national standard, avoiding costly long-term care facilities and maintaining community connections. ElderHelp has proudly partnered with the City of Santee through consistent CDBG funding for 21 years of collaboration and shared success. This enduring partnership highlights the value and effectiveness of ElderHelp’s services in addressing the needs of Santee’s senior population.

F. Financial:

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

City of Santee – Application for CDBG Funding

ElderHelp adheres to Board-approved accounting policies aligned with GAAP and utilizes QuickBooks accounting software. The organization maintains an up-to-date accounting procedures manual, which is revised as needed and reviewed annually by an independent auditor. Disbursement and payment procedures require invoices and check requests to be submitted and reviewed by the end user or spender, approved by a department manager, and reviewed by the Executive Director. Checks are prepared by the Accounting Specialist and signed by either the Executive Director or Associate Executive Director, with checks over \$5,000 requiring two signatures. Bank statements are reconciled monthly by the Accounting Specialist and approved by the Executive Director. Restricted revenues are accounted for separately, and all expenses are tracked by budget line item, specific to each program or revenue stream, to ensure appropriate use of designated funds. Monthly, the Board of Directors receives a complete set of financial statements, including a Statement of Income & Expense (Current Month and Year-to-Date with budget-to-actual comparison), a Statement of Financial Position, and a Cash Flow Report. All accounting tasks are handled by staff, and financial records are securely maintained at the main office. ElderHelp undergoes an annual independent audit, with findings presented to the Board of Directors by the auditor. The responsibility for financial oversight of CDBG expenditures lies with the CEO/Executive Director and Director of Finance. Additionally, ElderHelp tracks participation from Santee residents using a detailed spreadsheet that logs phone inquiries and client numbers, which are reported quarterly to the City of Santee.

G. Personnel:

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

Deborah Martin, CEO/Executive Director, holds a Bachelor's Degree in Business Law and served as a chief operating officer in private sector ventures for 20+ years. For more than a decade she has led all aspects of ElderHelp's operations, including financial management, legal compliance, program implementation and oversight, fundraising, technology, growth planning, and long-term strategic planning. Anya Delacruz, Associate Executive Director, brings over 20 years of experience working with seniors. Since joining ElderHelp in 2008, she has been instrumental in shaping and expanding the organization's programs. Anya is responsible for ensuring program performance and deliverables while fostering a positive work environment and staff morale. Elizabeth Wagner, Director of Community and Volunteer Services, oversees the day-to-day operations of the Care Coordination and Seniors A Go Go programs. With extensive experience supporting all of ElderHelp's services, Elizabeth's compassionate and skillful approach consistently achieves the best outcomes for the seniors we serve.

H. Conflict of Interest:

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

City of Santee – Application for CDBG Funding

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

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping\retention and reimbursement requests.

All clients undergo a comprehensive intake process, which is recorded in our Salesforce database. Through Salesforce, we track key information including the initial phone call, the application process, enrollment, and the services provided. The system ensures that clients are not entered multiple times and that the detailed intake and enrollment process captures a complete view of any benefits the client is already receiving from other providers. As part of our assessment, we review clients' income, benefits (such as health insurance, housing benefits like Section 8), and the services they are currently receiving (such as IHSS or Meals on Wheels). This helps us better coordinate care, reduce service duplication, and ensure clients receive the most relevant support. Salesforce's specialized system guarantees that we report on unduplicated clients, and we also track discharges to maintain accurate records. If a client returns to our program, we can easily access information about their previous enrollment, services provided, and reasons for discharge. We do not impose restrictions on how frequently individuals can apply for or access our services because we are committed to being a continuous solution for helping seniors remain independent and age in place in their own homes.

BENEFITS AND BENEFICIARIES

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

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

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

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

City of Santee – Application for CDBG Funding

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

- No Yes (Please specify)

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

ElderHelp exclusively serves seniors and their families.

DOCUMENTATION

A. How will the recipients’ information (e.g., race, ethnicity, income, household size) be collected and documented?

ElderHelp collects client demographic data as part of the intake process (by phone or in person) which is then securely stored in Salesforce.

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

Using Salesforce, we collect and track a wide range of data points, including clients' social and medical needs, experiences, and interactions with staff and volunteers. We then generate reports to assess services and identify areas for client interventions. Through ongoing client monitoring and feedback from volunteers, we maintain a thorough qualitative evaluation of client needs, both self-identified and otherwise, as well as client satisfaction. This information is collected during client and volunteer interviews, assessments and reassessments, and regular follow-ups (via phone or home visits). Based on these insights, the team makes necessary adjustments to ensure that client goals are met and to track progress and improvements. Data analysis and program evaluation are managed by ElderHelp’s Associate Executive Director, Anya Delacruz.

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<u>X</u>	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:		
	a) IRS Form 990?	<u>X</u>	
	b) California Franchise Tax Board Form 199?	<u>X</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>X</u>	

City of Santee – Application for CDBG Funding

	d) Date Articles of Incorporation files with Secretary of State?	04/06/1974	
3.	All necessary licenses required to operate are maintained?	<u>X</u>	
4.	Worker’s Compensation Insurance is active and current?	<u>X</u>	
5.	General Liability Insurance is active and current?	<u>X</u>	

Applicants **are required to** submit the documentation listed in items 2 and 3 above with their application.

Applicants are also required to provide a documentation, such as resolution for their governing board, authorizing the appropriate (named) staff to execute program applications, agreements, payment requests, and related documents on behalf of the agency related to the CDBG grant.

APPLICANT CERTIFICATION

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

Anya Delacruz, Associate Executive Director

Anya Delacruz

 Signature

Type or Print Your Name and Title

CDBG Project Budget (See Next Page)

The Community Development Block Grant (CDBG) program allows subrecipients to use leveraged funds to complete larger projects that address multiple needs. Leveraged funds refers to non-match cash or in-kind resources that are used to make a project operational. The use is leveraged funds is not required but is encouraged where appropriate.

City of Santee – Application for CDBG Funding

CDBG PROJECT BUDGET

Organization: ElderHelp of San Diego

Total organization budget \$ 2,160,365

Program/Project name requesting funds: Care Coordination Program

CDBG funds requested: \$ 7,000 Total program/project budget: \$ 885,749 Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	\$ <u>7,000</u>	(S) or (A)
b. Other federal funds (if any)	\$ <u>20,000</u>	(S) or (A)
c. State or local government funds	\$ <u>85,000</u>	(S) or (A)
d. Donations and contributions	\$ <u>773,749</u>	(S) or (A)
e. Fees or memberships	_____	(S) or (A)
f. In-kind contributions / Volunteer time	_____	(S) or (A)
g. Other funding	_____	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	\$ <u>885,749</u>	(S) or (A)

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

a. Wages and salaries	\$ <u>7,000</u>	
b. Personnel benefits	_____	
c. Materials and supplies	_____	
d. Program expenses and evaluation	_____	
e. Rent and utilities	_____	
f. Insurance	_____	
g. Mileage (___ @ 62.5 cents/mile)	_____	
h. Incentives and Special Events	_____	
i. Indirect costs	_____	
j. _____	_____	
k. _____	_____	

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

3. Percentage of project budget represented by CDBG request .79 %

4. If your project will require future funding, please provide information about how the program will be funded. ElderHelp maintains stable, diversified funding by developing a comprehensive annual fundraising plan supported by a longer term strategic vision.

City of Santee – Application for CDBG Funding

Our revenue sources include Foundation Grants (33%), Government & Non-Gov't Contracts (20%), Individual Contributions (11%), Corporate Grants & Support (7%) and Events (6%).



Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2025

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

The application must not exceed a total of twenty (20) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 13, 2025. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 13, 2025, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

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GENERAL INFORMATION: Date: 1/13/2025

Agency Name: Meals on Wheels Greater San Diego, Inc. dba: Meals on Wheels San Diego County
Agency Address: 9590 Chesapeake Drive San Diego, CA 92123
Agency Type (non-profit, for-profit, public, etc.): Non-profit

Phone: 619-248-4012 Fax: 601-260-6373
E-mail: ADuarte@meals-on-wheels.org

Project/Program Contact Person (Name and Title): Tim Ray, East County Service Center Director
Project/Program Location: El Cajon

Phone: 619-447-8782 Fax: 619-260-6373
E-mail: TRay@meals-on-wheels.org

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

Federal Unique Entity Identifier (UEI): DCWTFQJ3V5H8

City of Santee – Application for CDBG Funding

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

Federal Tax ID: 95-2660509

California Entity ID: 0602451

Faith Based Organization:

YES NO

Person completing application: Molly Niedermeyer, Fundraising Coordinator

FUNDING INFORMATION:

Amount Requested from Santee: \$ 5,000

Total Project/Program Budget: \$ 183,101.52

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

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

PROJECT/ACTIVITY INFORMATION

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

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

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

MOWSDC provides personally delivered meals to seniors on weekdays and Saturdays (Sunday meals delivered with Saturday meals), including holidays. All the meals are prepared according to USDA guidelines for senior nutrition. They are reduced-sugar, sodium, and fat and include a healthy Latino Cuisine, easy to chew, renal friendly,

City of Santee – Application for CDBG Funding

gluten friendly, and vegetarian menu options. Every client served is provided with (a minimum) 60% subsidy for all services, and further subsidies are provided to those with greater financial need.

The MOWSDC program addresses food insecurity, declining health, and social isolation. As part of the "more than just a meal" service model, staff and volunteer drivers establish a trusting relationship with the seniors, which allows MOWSDC to monitor the quality of life and support seniors as they age at home. Volunteers and staff place electronic "wellness alerts" using their mobile devices. When a client's condition or health change is discovered, a wellness alert is placed via the mobile device and is received and documented by the Care Navigator Team. MOWSDC has five Care Navigators that respond to any concerns that volunteers observe during meal delivery. MOWSDC's Care Navigators perform referrals to other services and provide hands-on assistance in managing seniors' well-being. Nutritious meals, social visits, and routine safety checks help address three of the biggest threats to successful aging: hunger, isolation, and loss of independence.

The area to be served with this request is the entire City of Santee, including the City of Santee's LMI Census Tracts. The service population includes older adults 62+ who are homebound and fall within the extremely low- to moderate-income bracket established by the Department of Housing and Urban Development. In the last completed City of Santee CDBG program year (7/1/2023-6/30/2024), MOWSDC provided nutritious meals to 71 Santee seniors. Historically, the seniors served in the City of Santee by MOWSDC have the following characteristics: 37% are aged 85+ and 37% are between 75 and 84 years of age; 67% fall within the extremely low-income bracket (<30% of AMI); 32% fall in the very low-income bracket (30-80% of AMI) and 1 % fall in the moderate-income bracket (80-120% of AMI); 42% are female head of household; 24% are veterans; 40% live alone and 24% have disabilities.

For the City of Santee Program Year 24-25 (July 1, 2024 - June 30, 2025), MOWSDC is contracted to serve 99 unduplicated seniors in Santee. Per the Quarter 1 Report, MOWSDC had already served 31 unduplicated Santee seniors, putting MOWSDC at 31% of its goal. For the City of Santee's Program Year 2025 (July 1, 2025 - June 30, 2026), MOWSDC will serve 73 unduplicated seniors in Santee, delivering up to two meals daily accompanied by a safety check and social visit. CDBG funding will provide food and packaging costs for 1,547 meals (\$3.23 direct cost per meal), reducing the overall cost of each meal delivered. This will ensure a minimum subsidy of 60% of the total per-meal-delivered costs for every senior, and further subsidy will be offered to those who qualify.

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

The MOWSDC East County Service Center at 131 Chambers Street in El Cajon services the City of Santee. Mr. Tim Ray directs the East County Service Center. (Please see details on his qualifications in Section F.) Daily meal deliveries are coordinated through a complex routing system to individual senior homes across the City of Santee using 400 volunteer delivery drivers coordinated by eight program staff. Fresh meals are produced

City of Santee – Application for CDBG Funding

for the program at the MOWSDC meal center and are packaged for delivery. Across the county, four service centers coordinate deliveries of hot and cold meal packages and beverages to 19 different drop-sites across the county. Volunteer drivers collect individualized meals at these drop sites and cover 127-weekday routes and 69-weekend routes to senior residences - 1,800 daily personal meal deliveries. The City of Santee's program is a component of the countywide services. The activities will be carried out during the City of Santee's CDBG Program Year 2025-2026 (July 1, 2025, to June 30, 2026). MOWSDC delivers meals and corresponding services to homebound seniors for every day of the week (Sunday's meals are delivered on Saturday). MOWSDC is the only meal delivery program that delivers on weekends and holidays.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

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

- E. Agency/Nonprofit Organization Information:

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

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

- F. Financial:

Describe your agency's fiscal management procedures including financial reporting, record keeping, accounting systems, payment procedures, and audit

City of Santee – Application for CDBG Funding

requirements. Describe how records are maintained to ensure the project benefits targeted groups.

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

G. Personnel:

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

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

H. Conflict of Interest:

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

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

City of Santee – Application for CDBG Funding

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping\retention and reimbursement requests.

MOWSDC conducts a comprehensive intake of all the seniors it serves. All seniors fall under the PRESUMED BENEFIT category (HUD - adults over 62 are automatically considered low income). However, income level information is always collected along with other demographic information which includes, but is not limited to, ethnicity, race, household composition, gender, marital status and veteran status. All information is collected by staff during formal intake of client. All information is entered into the SERVtraker database and a hard copy is kept at the Service Center site in a secured location.

BENEFITS AND BENEFICIARIES

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

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

- B. What is the approximate percentage of your clients that have annual family incomes in each of the following ranges: (Percentages should add to 100%)
59% of clients are at 30 percent or below of the area median income.
32% of clients are between 31 and 50 percent of the area median income.
3% of clients are between 51 and 80 percent of the area median income.
6% of clients are above 80 percent of the area median income.

[Click here to enter text]

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

No

Yes (Please specify)

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

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

City of Santee – Application for CDBG Funding

DOCUMENTATION

- A.** How will the recipients' information (e.g., race, ethnicity, income, household size) be collected and documented?

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

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

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

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	✓	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:		
	a) IRS Form 990?	✓	
	b) California Franchise Tax Board Form 199?	✓	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	✓	
	d) Date Articles of Incorporation files with Secretary of State?	07\07\1970	

City of Santee – Application for CDBG Funding

3.	All necessary licenses required to operate are maintained?	✓	
4.	Worker's Compensation Insurance is active and current?	✓	
5.	General Liability Insurance is active and current?	✓	

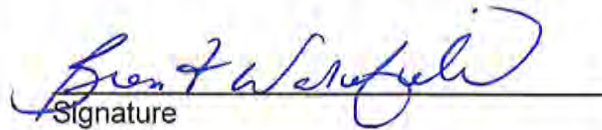
Applicants **are required to** submit the documentation listed in items 2 and 3 above with their application.

Applicants are also required to provide a documentation, such as resolution for their governing board, authorizing the appropriate (named) staff to execute program applications, agreements, payment requests, and related documents on behalf of the agency related to the CDBG grant.

APPLICANT CERTIFICATION

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

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


Signature

CDBG Project Budget (See Next Page)

The Community Development Block Grant (CDBG) program allows subrecipients to use leveraged funds to complete larger projects that address multiple needs. Leveraged funds refers to non-match cash or in-kind resources that are used to make a project operational. The use of leveraged funds is not required but is encouraged where appropriate.

City of Santee – Application for CDBG Funding

CDBG PROJECT BUDGET

Organization: Meals on Wheels San Diego County

Total organization budget \$ 10,547,405.00

Program/Project name requesting funds: Senior Meal Delivery & Accompanying Services

CDBG funds requested: \$5,000.00 Total program/project budget: \$183,101.52 Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	<u>\$5,000.00</u>	(S) or (A)
b. Other federal funds (if any)	_____	(S) or (A)
c. State or local government funds	_____	(S) or (A)
d. Donations and contributions	<u>\$122,781.52</u>	(S) or (A)
e. Fees or memberships	<u>\$60,320.00</u>	(S) or (A)
f. In-kind contributions / Volunteer time	_____	(S) or (A)
g. Other funding	_____	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	<u>\$ 183,101.52</u>	(S) or (A)

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

a. Wages and salaries	\$ _____
b. Personnel benefits	_____
c. Materials and supplies	_____
d. Program expenses and evaluation	_____
e. Rent and utilities	_____
f. Insurance	_____
g. Mileage (___ @ 62.5 cents/mile)	_____
h. Incentives and Special Events	_____
i. Indirect costs	_____
j. <u>Food & Packaging</u>	<u>\$5,000.00</u>
k. _____	_____

l. TOTAL REQUESTED FUNDING (same as 1.a.) \$5,000.00

3. Percentage of project budget represented by CDBG request _____ 2.37 %

4. If your project will require future funding, please provide information about how the program will be funded. Clients pay, on average, 40% of the actual meal cost, \$5 per meal, equating to an estimated total of \$60,320.00. Private donors will contribute the

City of Santee – Application for CDBG Funding

remaining \$122,781.52 of this project through MOWSDC's robust charitable giving program. To ensure all programs are fundable from multiple sources, additional grant applications, corporate campaigns, and fundraising events are planned to meet any unexpected shortfall.



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2025**

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

The application must not exceed a total of twenty (20) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 13, 2025. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 13, 2025, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov or by telephone at (619) 258-4100 ext. 221 before December 31, 2025. (Note: Santee City Hall will be closed from Monday, December 23 through Tuesday, December 31, 2025) Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: 1/8/2025

Agency Name: Santee Food Bank
Agency Address: 9715 Halberns Blvd.
Agency Type (non-profit, for-profit, public, etc.): Non-profit
Phone: 619-448-2096 Fax: N/A
E-mail: info@thesanteefoodbank.org

RECEIVED

JAN 13 2025

Dept. of Development Services
City of Santee

Project/Program Contact Person (Name and Title): Dennis Martins, President
Project/Program Location: 9715 Halberns Blvd, Santee CA 92071

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

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

Federal Unique Entity Identifier (UEI): P8JASWGUMQ7

City of Santee – Application for CDBG Funding

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

Federal Tax ID: 33-0498557

California Entity ID: 1810542

Faith Based Organization:

YES xx NO

Person completing application: Marty Smothermon/Gina Kasten/

FUNDING INFORMATION:

Amount Requested from Santee: \$ 35,000

Total Project/Program Budget: \$ 75,000

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

The Santee Food Bank relies solely on the fiscal generosity of the community and through various grants and cash donations. The money received through CDBG funding provides funding for our operating expenses. Awarding a lesser amount would not lessen food distribution, but would potentially decrease our operating budget.

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

PROJECT/ACTIVITY INFORMATION

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

The Santee Food Bank's sole purpose is to assist Santee residents by providing much needed food for their families. During the Covid-19 crisis we were able to continue food distribution as usual.

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

Our purpose is to gather food from our local stores, transport the items to our facility, sort everything and categorize the items. Meats, pre-prepared entrees, fresh vegetables, fruit fresh eggs and dairy products are refrigerated or frozen as appropriate. DURING CALENDAR YEAR 2024 THE SANTEE FOOD BANK PROVIDED FOOD TO 14,757 SANTEE RESIDENTS,

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

City of Santee – Application for CDBG Funding

Our dedicated volunteer staff give upwards of 18,000 hours annually of their time. A team of three drivers use their personal vehicles to pick up donations from Santee businesses and deliver them to our facility six days a week. In addition, the board of directors' networks with the community applies for grants and provides oversight to the day-to-day operations. We are open every Wednesday, Friday and Saturday from 8:00-11:00 am. We continue to partner with Sunrise Church, delivering food to 60 households of homebound individuals. This special monthly distribution is designed to help those who no longer can physically come to the food bank site.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

The Santee Food Bank continues to be a registered non-profit 501(c3) organization. The food bank was established in 1983 and incorporated in 1990. Our agency partners with the San Diego Food Bank and Feeding San Diego, thus strengthening our common goal to help alleviate hunger in our community.

- E. Agency/Nonprofit Organization Information:

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

Established in 1983 and incorporated in 1990, the Santee Food Bank distributes food to qualifying residents of Santee on a monthly basis. We have been receiving CDBG funding since 2007, and the 18 years of funding have helped us to cover our operational costs such as utilities, rent, liability insurance and equipment maintenance/repair.

- F. Financial:

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

The Santee Food Bank Treasurer uses Quicken to keep accurate up-to-date financial records. A monthly financial report is provided to the board for review and approval. The President, Treasurer and Site Manager all have access to banking records, ensuring a Check & Balance system. Paper copies of all financial transactions are securely stored in the food bank office.

City of Santee – Application for CDBG Funding

G. Personnel:

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

President: Dennis Martins, Pastor Friends Christian Church; Secretary: Aimee Sandoval, retired teacher; Treasurer: Donna Daum, retired actuary; Marty Smothermon: Site Manager & Vice President, retired cost analyst and longtime board member.

H. Conflict of Interest:

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

There are no known conflicts of interest between any Santee Food Bank volunteer or the Santee Food Bank Board members and the city of Santee.

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping\retention and reimbursement requests.

We use the secure Oasis system for our client record keeping. We follow the eligibility requirements as mandated by CDBG (HUD) to determine client eligibility. The Oasis system accurately records client information and the treasurer handles all reimbursement procedures with the City of Santee.

BENEFITS AND BENEFICIARIES

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

The food bank is open every Wednesday, Friday and Saturday from 8:00am to 11:00am to any eligible Santee resident. In addition, once a month we partner with Sunrise Church to deliver food to approximately 60 shut-in residents/families who live in Santee mobile home parks and are unable to come in person to our facility.

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

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

City of Santee – Application for CDBG Funding

 10 % of clients are between 31 and 50 percent of the area median income.
 5 % of clients are between 51 and 80 percent of the area median income.
 0 % of clients are above 80 percent of the area median income.

[Click here to enter text]

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

No XX Yes (Please specify)

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

The Santee Food Bank gives food to all Santee residents who are looking to us for assistance with their food budgets. Our clientele includes the homeless, disabled, seniors and veterans who come to us.

DOCUMENTATION

A. How will the recipients' information (e.g., race, ethnicity, income, household size) be collected and documented?

The Oasis system of record keeping allows for the gathering of the above required totals for each category listed.

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

Oasis automatically tallies the statistics. Giving us the required totals.

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<u>X</u>	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:	<u>X</u>	
	a) IRS Form 990?	<u>X</u>	
	b) California Franchise Tax Board Form 199?	<u>X</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>X</u>	

City of Santee – Application for CDBG Funding

	d) Date Articles of Incorporation files with Secretary of State?	RESTATED NAME 12/8/2020
3.	All necessary licenses required to operate are maintained?	<u>x</u>
4.	Worker's Compensation Insurance is active and current?	<u>n/a</u>
5.	General Liability Insurance is active and current?	<u>x</u>

Applicants **are required to** submit the documentation listed in items 2 and 3 above with their application.

Applicants are also required to provide a documentation, such as resolution for their governing board, authorizing the appropriate (named) staff to execute program applications, agreements, payment requests, and related documents on behalf of the agency related to the CDBG grant.

City of Santee – Application for CDBG Funding

APPLICANT CERTIFICATION

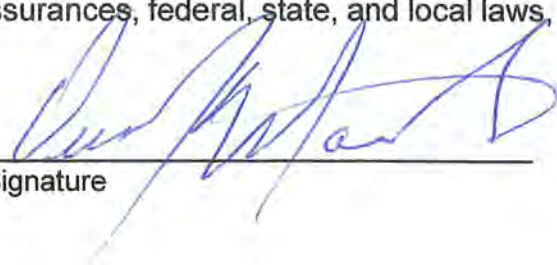
To the best of my knowledge and belief, the information contained in this application is true and correct; the document has been duly authorized by the governing body of the applicant; and the applicant will comply with all assurances, federal, state, and local laws, and regulations if funding is approved.

DENNIS MARTENS

[\[Click here to enter text\]](#)

Type or Print Your Name and Title

Signature



CDBG Project Budget (See Next Page)

The Community Development Block Grant (CDBG) program allows subrecipients to use leveraged funds to complete larger projects that address multiple needs. Leveraged funds refers to non-match cash or in-kind resources that are used to make a project operational. The use of leveraged funds is not required but is encouraged where appropriate.

City of Santee – Application for CDBG Funding

CDBG PROJECT BUDGET

Organization: Santee Food Bank
Total organization budget \$75,000

Program/Project name requesting funds: Santee Food Bank

CDBG funds requested: \$35,000 Total program/project budget: \$75,000
Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

- 1. Sources of funding for program/project: (S)Secured or (A)Anticipated
a. Funding requested from the City \$35,000 (S) or (A)
b. Other federal funds (if any) 0 (S) or (A)
c. State or local government funds 0 (S) or (A)
d. Donations and contributions 15,000 (S) or (A)
e. Fees or memberships 0 (S) or (A)
f. In-kind contributions / Volunteer time 10,000 * (S) or (A)
g. Other funding 15,000 (S) or (A)
h. TOTAL PROJECT FUNDING (project budget) \$75,000 (S) or (A)

- 2. Uses of CDBG funds requested for the program/project: (1.a.)
a. Wages and salaries \$0
b. Personnel benefits 0
c. Materials and supplies \$1,000
d. Program expenses and evaluation
e. Rent and utilities 18,000
f. Insurance 12,000
g. Mileage (@ 62.5 cents/mile) 0
h. Incentives and Special Events 0
i. Indirect costs 0
j. Equipment Maintenance & Repair \$4,000
k.

l. TOTAL REQUESTED FUNDING (same as 1.a.) \$35,000

3. Percentage of project budget represented by CDBG request 46.6666%

City of Santee – Application for CDBG Funding

4. If your project will require future funding, please provide information about how the program will be funded. we will look for new grant sources
We will always be in need of additional funding and any new grant sources would be appreciated.



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2025**

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

The application must not exceed a total of twenty (20) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 13, 2025. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 13, 2025, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov or by telephone at (619) 258-4100 ext. 221 before December 31, 2025. (Note: Santee City Hall will be closed from Monday, December 23 through Tuesday, December 31, 2025) Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: 1/13/2025

Agency Name: Santee Santa Foundation Inc.
Agency Address: P. O. Box 710033, Santee 92072
Agency Type (non-profit, for-profit, public, etc.): Non-profit

Phone: 619.258.5947 Fax: [\[Click here to enter text\]](#)
E-mail: santeesantas@gmail.com

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

Phone: 619.301.0745 Fax: [\[Click here to enter text\]](#)
E-mail: ladyTVH2019@gmail.com

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

City of Santee – Application for CDBG Funding

Federal Unique Entity Identifier (UEI): EKYGB7FP2A84

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

Federal Tax ID: 33-0199582

California Entity ID: 1570919

Faith Based Organization:

YES NO

Person completing application: Tonya V. Hendrix

FUNDING INFORMATION:

Amount Requested from Santee: \$ 5000

Total Project/Program Budget: \$ 70,500

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

Please explain:

Yes, our program is scalable. We can modify the amount of food, the number of toys and the amount on gift cards given to the families/children.

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

PROJECT/ACTIVITY INFORMATION

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

Santee Santas is an all-volunteer organization working together to deliver the holiday spirit throughout the Santee community by providing non-perishable foods to supplement their pantry for the two-week holiday break. The foods provided include pancake mix, soups, fruits, vegetables, peanut butter, jelly, pasta and sauce etc. Families are also given a gift card for one of the grocery stores in the Santee community to purchase fresh food such as milk, butter, and meat. In addition, all children receive wrapped holiday gifts, including age appropriate books and family games.

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

Over the past two years Santee Santas has served an average of 205 families 702 people and 387 children. In the 2025 Holiday Program we expected to serve approximately 185 families. 630 people and 320 children.

City of Santee – Application for CDBG Funding

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

There are ten (10) board members, three (3) committee volunteers and approximately 250 community volunteers. The activities of the program are managed by the Santee Santos Foundation Board of Directors and Committee Volunteers. Community volunteers collect, sort, box and distribute food. They also assist in selecting, wrapping, boxing and distributing toys, books, and games. The program activity begins in October with soliciting donations from businesses and individuals through our business mailer. A group of volunteers wrap toy donation collection boxes and distribute them to local businesses. Applications are collected online. Applications are open from mid-October through November 15th. Board members review and approve or deny applicants according to HUD income standards. Food purchasing, sorting, boxing and distribution as well as toy collection, wrapping, boxing and distribution occur in December. Delivery occurs prior to December 25 and is also carried out by community volunteers. Seniors receive specialized foods with consideration for their medical conditions. Poinsettias are delivered to individuals residing in senior mobile home parks. Santee Santos also provides emergency funds for persons suffering loss or displacement due to fire.

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

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

- E. Agency/Nonprofit Organization Information:

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

Santee Santos was founded in 1953 and incorporated on November 1, 1990, as “Santee Santos Foundation, Inc”. Santee Santos is a charitable organization and is tax exempt under section 501 (C)(3) of the Internal Revenue Code as documented in the Department of Treasury letter of July 20, 1995. The tax identification number is 33-0199582. Santee Santos provides services to men, women and children of low- to moderate-income. All services are offered to any member of the Santee community who meets the eligibility guidelines for services requested. Santee Santos Foundation has been receiving CDBG funding since approximately 2009, although we did not apply for the 2022 grant year as our organization had received an exceptionally large amount in business and individual donations during the 2021 season.

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F. Financial:

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

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

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

Tonya V. Hendrix, President (March 2019)

Board member since 2012; Secretary 2012-2019; Volunteer Coordinator, Toy Coordinator, Delivery Day Team, Senior Outreach Coordinator
Santee School District Teacher (retired)

Linda Vail, Treasurer (February 2016)

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

Kathy Rasmussen, Member, Acting Secretary (November 2024)

Board member since 2021; Business Mailer Coordinator, Communications, Assistant Food Program Coordinator
Santee School District School Secretary (retired)

City of Santee – Application for CDBG Funding

Hailey Conyer (April 2023)

Board member since April 2023, Donation Collection Box Coordinator, Food Volunteer, Delivery Day Volunteer

Channing Dawson, Member (October 2018)

Board member since 2018; Fire Department/Board Liaison, Delivery Day Team-Woodglen Vista
City of Santee Fire Department

Heather Dennis (April 2024)

Board Member since April 2024, Toy Volunteer, Senior Poinsettia Program Coordinator, Delivery Day Team- Assistant Woodglen Vista
San Diego Unified School District - Teacher

Kelly Disbrow Vice President (April 2024)

Board member since April 2023, Facilities Coordinator, Toy Program Assistant Coordinator
Lionel's Legacy - Foster coordinator
Girl Scouts Troop – Cookie manager
Teacher Assistant Charter school

Terry Johnson, Member (October 2020)

Board member since 2020; Book Coordinator; Toy Program Assistant Coordinator, Senior Outreach Assistant Coordinator, Coordinator Funding through Grants, Facilities Coordinator, Delivery Day Team Coordinator-Woodglen Vista
Santee School District Foundation - VP, fundraising
Shriners (45 yrs.) fundraising, planning events, working on committees
Santee School District Teacher (retired)

Sarah Kirk, Member (April 2024)

Board member since 2024; Hospitality Chair, Assistant Food Program
Mira Costa College - Professor

Ginger Owens, Member, (March 2020)

Board member since 2020; Toy Volunteer, Social Media Coordinator, Food Program Coordinator, Delivery Day Team
ARC East County Board Member and President
ARC San Diego Executive Board Member
Graphic Designer (retired)

City of Santee – Application for CDBG Funding

H. Conflict of Interest:

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

Channing Dawson is a Santee Firefighter and is the only member of the Santee Santos Foundation Board that could be affected by the execution of this application.

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping\retention and reimbursement requests.

The Santee Santos Policies and Procedures for eligibility require that applicants reside within the Santee School District boundaries, meet income levels as indicated by the FY CDBG Income limits of “very low” or “extremely low” and not receive holiday assistance from any other agency or program. All applicants are required to provide photocopies of the following information: valid government issued photo ID of all adults with current address, a current year report card, progress report or attendance report for each school-age child, birth certificate for all children under school age, rental agreement or mortgage statement or valid HUD statement listing all persons living in the home. Proof of income – photocopies for earned wages, SSI, self-employment wages, unemployment, disability/workers compensation, CalWORKs/CalFresh, foster care, child support, and/or alimony, Pell grants or other grants for college attendance. Documentation is maintained for seven (7) years. As of 2023 we are using a third-party administrator for applications which provides document security and retrieval. Record keeping is maintained by monthly meetings and minutes. Financial records are maintained using QuickBooks. Reimbursements are provided to board members or activity chairs with the submission of original receipts and board approval.

BENEFITS AND BENEFICIARIES

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

The application is online at the Santee Santos Foundation, Inc website. Paper applications are distributed at low-income senior residential complexes. Banners announcing the opening of applications are placed at all local schools and on

City of Santee – Application for CDBG Funding

Cuyamaca Street. Notices are dispersed through Santee Schools, on the Santee Santos website and through social media. Recipients of the program receive food, toys and gift cards delivered to their homes prior to December 25. These are delivered by community volunteers or board members.

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

67% of clients are at 30 percent or below of the area median income.

18% of clients are between 31 and 50 percent of the area median income.

15% of clients are between 51 and 80 percent of the area median income.

00% of clients are above 80 percent of the area median income.

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

No

Yes (Please specify)

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

[Click here to enter text]

DOCUMENTATION

- A.** How will the recipients' information (e.g., race, ethnicity, income, household size) be collected and documented?

Recipients must submit an application which proves the identity of all the residents of the home and proof of qualifying income level with documentation which includes proof of earned wages, SSI, self-employment wages, Unemployment, Disability/workers compensation, Cal Works/Cal Fresh, foster care, child support, and/or alimony. This also includes PELL grants or other grants for college students. Acceptable forms of proof are photocopies of: Recent work (most recent either 1 month or last 2 weeks) Current CalWORKs/Cal Fresh Notice of Action/Foster Care/AFDC paperwork Recent HUD statement Recent Unemployment/State Disability/Workers Compensation check stubs Bank statements showing the income deposited into personal account Proof of other income sources (SSI, Child Support, Self-employment, etc.) Statement for any Pell grant or other grant for college attendance. Applications are completed online at Santee Santos Foundation, Inc website Seniors living in low-income senior residential complexes may submit paper copies of the application distributed by Santee Santos...

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

Applications are reviewed and approved or denied by a board member. All families must meet income levels as defined by HUD income levels of Very low or extremely low (distributed by the City of Santee) The Information is added to a spreadsheet which is used to provide a specific amount of food and the number of children (ages 0-17 years) that will receive toys, or gift cards.

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<u>X</u>	
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:	<u>X</u>	
	a) IRS Form 990?	<u>X</u>	
	b) California Franchise Tax Board Form 199?	<u>X</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>X</u>	
	d) Date Articles of Incorporation files with Secretary of State?	11/06/1990	
3.	All necessary licenses required to operate are maintained?	<u>NA</u>	
4.	Worker’s Compensation Insurance is active and current?		<u>X</u>
5.	General Liability Insurance is active and current?	<u>X</u>	

Applicants **are required to** submit the documentation listed in items 2 and 3 above with their application.

Applicants are also required to provide a documentation, such as resolution for their governing board, authorizing the appropriate (named) staff to execute program applications, agreements, payment requests, and related documents on behalf of the agency related to the CDBG grant.

APPLICANT CERTIFICATION

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

Tonya V. Hendrix, President
Type or Print Your Name and Title

Tonya V. Hendrix

Signature

City of Santee – Application for CDBG Funding

CDBG Project Budget (See Next Page)

The Community Development Block Grant (CDBG) program allows subrecipients to use leveraged funds to complete larger projects that address multiple needs. Leveraged funds refers to non-match cash or in-kind resources that are used to make a project operational. The use of leveraged funds is not required but is encouraged where appropriate.

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CDBG PROJECT BUDGET

Organization: Santee Santas Foundation, Inc

Total organization budget \$ 77,350

Program/Project name requesting funds: Santee Santas Holiday Program

CDBG funds requested: \$5000 Total program/project budget: \$ 70,500 Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	\$5000	(S) or (A)
b. Other federal funds (if any)	_____	(S) or (A)
c. State or local government funds	_____	(S) or (A)
d. Donations and contributions	\$30,500	(S) or (A)
e. Fees or memberships	_____	(S) or (A)
f. In-kind contributions	\$16,500	(S) or (A)
g. Other funding (Business Mailer)	\$18,500	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	\$70,500	(S) or (A)

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

a. Wages and salaries	\$ _____
b. Personnel benefits	_____
c. Materials and supplies (food)	\$5000
d. Program expenses and evaluation	_____
e. Rent and utilities	_____
f. Insurance	_____
g. Mileage (___ @ 62.5 cents/mile)	_____
h. Incentives and Special Events	_____
i. Indirect costs	_____
j. _____	_____
k. _____	_____

I. TOTAL REQUESTED FUNDING (same as 1.a.) \$5000

3. Percentage of project budget represented by CDBG request 7%

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

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Santee Santas annual budget is based solely on anticipated donations and varies year to year. The organization solicits funds and in-kind donations in a variety of ways. These include submitting grant requests to corporations and organizations such as Smart and Final, Walmart, Target, Shriners, Sycuan and local businesses. Business mailers are sent out to local businesses soliciting donations. Personal donations are solicited on our website. Local businesses around the city host donation boxes for toy collection. The Santee School District sponsors a local grocery store gift card drive each year. The program is modified based on the actual amount of anticipated income the organization receives.



**Community Development Block Grant (CDBG) Program
APPLICATION FOR FUNDING
Program Year 2025**

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

The application must not exceed a total of twenty (20) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 13, 2025. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 13, 2025, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov or by telephone at (619) 258-4100 ext. 221 before December 31, 2025. (Note: Santee City Hall will be closed from Monday, December 23 through Tuesday, December 31, 2025) Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: 12/23/2024

Agency Name: Voices for Children
Agency Address: 2851 Meadow Lark Drive, San Diego, CA 92123-2709
Agency Type (non-profit, for-profit, public, etc.): Non-profit

Phone: 858-569-2019 Fax: 858-569-7151
E-mail: info@speakupnow.org

Project/Program Contact Person (Name and Title): Rebecca Rader, Chief Philanthropy Officer
Project/Program Location: San Diego County

Phone: 858-610-5665 Fax: 858-569-7151
E-mail: RebeccaR@speakupnow.org

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

Federal Unique Entity Identifier (UEI): F3UKH7PKL3G5

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

Federal Tax ID: 95-3786047

California Entity ID: 1155526

Faith Based Organization:

YES NO

Person completing application: Brian Hutchins

FUNDING INFORMATION:

Amount Requested from Santee: \$ 10,000

Total Project/Program Budget: \$ 7,220,000

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: The Court Appointed Special Advocate (CASA) program is scalable. The organizational cost of providing a child in foster care with one year of advocacy is approximately \$2,500. For every \$2,500 we receive from the City of Santee CDBG program, we will provide one Santee child with a year of advocacy and support.

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

PROJECT/ACTIVITY INFORMATION

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

Voices for Children transforms the lives of abused, abandoned, or neglected children by providing them with trained, volunteer Court Appointed Special Advocates (CASAs).

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

Voices for Children (VFC) respectfully requests \$10,000 in CDBG funding to support the Court Appointed Special Advocate (CASA) program. The purpose of the project is to match children in foster care with consistent, dedicated, and caring volunteers, called CASAs, who fill a critical gap in the overburdened foster care system by ensuring that the best interests of the children are not overlooked. CASAs advocate on children’s behalf in court and in the community.

VFC provides advocacy and support via the CASA program to children, ages 0–21, who are living in San Diego County foster care. While the foster care system affects youth

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and families of every race, ethnicity, and socioeconomic class, youth of color remain overrepresented. Approximately 45% of the youth served by VFC with known racial and ethnic origins are Hispanic/Latino, 22% are Black, 17% are white, 11% are multiracial, 3% are Native American, 1% are Asian/Pacific Islander, and 1% are some other race.

VFC will provide CASA volunteers to at least 1,200 unduplicated clients throughout San Diego County in fiscal year (FY) 2025–26. Based on data from previous years, we estimate more than 50 children from the City of Santee will spend time in foster care during FY 2025–26. This grant, if awarded, will enable VFC to provide four (4) of these City of Santee children with the benefits of ongoing and comprehensive CASA advocacy.

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

Through the CASA program, community volunteers called CASAs advocate on behalf of children in foster care under the supervision and guidance of VFC staff members called Advocacy Supervisors. All CASA activities funded by this grant will take place between July 1, 2025, and June 30, 2026. All CASA volunteers complete VFC's intensive 35-hour training course called Advocate University before working with children. They commit to serving for at least one year and spend approximately 10 hours a month on their cases. Each month, CASA volunteers visit with their assigned children and speak with family members, caregivers, teachers, healthcare providers, and child welfare professionals to gain a thorough understanding of each child's situation. Twice a year, CASA volunteers accompany their assigned children to court and submit comprehensive written reports that include case updates and identify the children's specific needs. Judges rely on these reports to make informed decisions about the children's housing, education, mental and physical healthcare, family connections, readiness for independent living (for children 16 and older), and overall well-being. Many CASA volunteers advocate for their assigned child beyond their one-year commitment and throughout the child's time in foster care. The advocacy provided to each individual child varies greatly depending on the child's unique circumstances and needs. Children in foster care are diverse. They range in age from 0 to 21, and they enter the foster care system for a variety of reasons. Some children will only spend a few months in the foster care system, while others will remain in the system for many years until they turn 21. The disparate paths that children's cases take make it difficult to measure the quantity of the services we provide because the advocacy provided by each CASA is tailored to address each child's specific situation and needs during their time in the foster care system. However, VFC's CASA program provides every participant with three distinct services: 1) An individual and personal relationship with a CASA volunteer, which is established through home visits and outings in the community; 2) The CASA volunteer's presence and verbal advocacy at regularly scheduled court hearings, child welfare meetings, and school meetings; and 3) The submission of comprehensive court reports that include case updates about the child and recommendations at all regularly scheduled court hearings (typically every six months). Each Advocacy Supervisor provides supervision and guidance to 40–50 CASA volunteers. Advocacy Supervisors are the day-to-day contacts for CASA volunteers. They educate CASA volunteers about the foster care system, assist them in identifying

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community resources, and accompany them to school conferences, child welfare meetings, and court hearings. Advocacy Supervisors also maintain a 24-hour, 365-day cell phone line that CASA volunteers can access in emergencies. They ensure that each CASA has the training and resources they need to advocate on behalf of a child in foster care.

- D.** Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

VFC exclusively serves children who have experienced abuse or neglect and are under the Court's jurisdiction. According to the U.S. Department of Housing and Urban Development (HUD), abused and neglected children are presumed to be low- and moderate-income (LMI) persons. This project meets the City of Santee's priority of providing public services and activities to improve the quality of life for residents, specifically the special needs population of children in foster care—a population known to be at great risk of future homelessness. Through the CASA program, VFC improves the quality of life for children in foster care. This year, approximately 3,000 children will spend time in the San Diego County foster care system. Each child has experienced multiple and often compounding traumatic experiences in the form of child abuse and neglect at the hands of a caregiver or parent. These experiences are often the result of intergenerational trauma caused by poverty, racism, and/or discrimination. Once in foster care, children face new stressors: being isolated from their families, possibly living with strangers in unfamiliar environments, and frequently lacking consistent and caring adult figures in their lives. The overburdened foster care system simply cannot meet the individual needs of the children it is supposed to protect. Its shortcomings—including heavy caseloads and a high turnover rate for child welfare professionals—result in additional childhood trauma that has lifelong impacts. Trauma and abuse put children and youth at high risk for adverse consequences throughout their life. Homelessness, insufficient education, barriers to mental and physical healthcare, lack of social connections, and justice system involvement are a few of the daunting challenges that children may encounter during and after foster care. These dire outcomes can be mitigated. Research from the Center for the Study of Social Policy suggests that social support and equitable access to essential services will strengthen children and families that have had experience with the child welfare system. According to Youth.gov, "Permanent relationships with positive adults are a powerful protective factor against negative outcomes and can provide critical support to youth as they transition to adulthood." CASA volunteers help children achieve better outcomes. While child welfare professionals and caregivers may come and go, CASAs form enduring relationships with youth and provide them with consistent advocacy and support. They ensure that the unmet educational, physical and mental health, and housing needs of youth are not overlooked by advocating in court, in schools, and in the community. VFC is the only organization designated by the San Diego Superior Court to provide CASA services to children, including City of Santee children, in San Diego County foster care.

- E.** Agency/Nonprofit Organization Information:

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

VFC, an independent nonprofit organization, has been in operation since 1980. It was incorporated on December 1, 1982. The founders established VFC with the intention of mitigating the devastating effects of child abuse and long-term foster care. They adopted an emerging model in which volunteers, called CASAs, are enlisted to ensure better housing placements and more positive life outcomes for children in foster care. VFC and its staff and volunteers have impacted thousands of San Diego County children in foster care over the past 44 years, including at least 129 from Santee who have been provided CASAs since 2014 alone. VFC is grateful to have received CDBG funding from the City of Santee for the past five fiscal years. We are currently providing advocacy services to children in foster care in the City of Santee and have provided CASAs or Staff Advocates to 19 Santee children thus far into FY 2024–25. VFC's primary program/service is the CASA program, which is the focus of this grant request. VFC also operates three sub-programs in San Diego County: the Case Assessment Program, the Case Liaison program, and the Juvenile Justice CASA program. Under the Case Assessment Program (CAP), VFC staff assess every child who enters foster care and refer those children with the greatest needs to the CASA program and children with less urgent needs to the Case Liaison program. CAP staff regularly monitor those children not provided either a CASA or a Case Liaison in case their needs elevate to a level requiring ongoing advocacy. Under the Case Liaison program, VFC staff called Case Liaisons are stationed in each of San Diego County's five juvenile dependency courtrooms, including the dependency courtroom at the Superior Court East County Division located in El Cajon. In addition to accessing the needs of children entering foster care, Case Liaisons provide direct advocacy services to children in foster care with less urgent needs and support CASA volunteers attending hearings in the Case Liaison's assigned courtroom. VFC's Juvenile Justice CASA program provides specialized advocacy services to youth involved with or at risk of involvement with the justice system. VFC will assess the cases of every child who spends time in foster care in San Diego County and provide CASA or Case Liaison services to at least 1,615 of the estimated 3,000 children who will spend time in foster care during FY 2025–26.

F. Financial:

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

Each year, an independent CPA firm audits VFC. During the audit process, it reviews our policies concerning personnel, financial reporting, record-keeping, financial management, internal controls, accounting systems, and payment procedures. VFC

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uses a financial accounting system called Finance Edge. Through Finance Edge, VFC expends grant dollars in support of targeted groups. VFC then invoices the grantor to ensure that funds were spent on the project beneficiaries. Additionally, client records are maintained in our program database, CASA Manager, where efforts and outcomes are tracked according to funding source. Through all these fiscal and program management procedures, VFC is able to ensure that the project benefits the targeted group. Our Board of Directors (27 members) has governance responsibilities to ensure that all policies and procedures are adhered to by staff.

G. Personnel:

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

Stephen Moore, Chief Program Officer, will administer this project, if awarded. He has been instrumental in the development of the CASA program since he began with VFC in 2008 as an Advocacy Supervisor. Over the last 17 years, Stephen has assumed various positions with increasing responsibility. He has a vast depth of institutional knowledge. Additionally, Stephen serves on the San Diego County Child and Family Strengthening Advisory Board and is an important liaison between VFC and the Court, dependency judges, and other service organizations with whom we partner. Stephen has been the programmatic lead for each of VFC's previous CDBG grant awards and has successfully stewarded each one to meet or exceed goals. Stephen has a bachelor's degree in criminal justice from San Diego State University.

H. Conflict of Interest:

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

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

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping, retention and reimbursement requests.

VFC exclusively serves youth who have experienced abuse or neglect and are under the Court's jurisdiction. VFC obtains information about each child's status as a dependent of the Juvenile Court directly from the San Diego County Juvenile Court. We also obtain information about a youth's gender, age, race, and ethnicity from the San

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Diego County Health and Human Services Agency (HHSA). All this information is used to complete an intake form for each program participant. Intake forms and corresponding documentation are maintained in our internal database, CASA Manager, a database developed for CASA programs. We also use CASA Manager to track progress on each child's case plan, including information about a child's housing, education, physical and mental health, and other details, such as whether a child's CASA advocacy is funded by a specific grant, which allows us to accurately process and document reimbursement requests. VFC has a personnel policy manual, an affirmative action plan, and a grievance procedure. VFC maintains all programmatic and financial records for at least seven years. Electronic files are backed up on a continuous basis.

BENEFITS AND BENEFICIARIES

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

Project activities and direct services are carried out by CASA volunteers at various times and places throughout the City of Santee and throughout the County of San Diego depending on the needs of each child. CASA volunteers and VFC staff deliver services in each of the places where children live, go to school, work, play, and attend court hearings and child welfare meetings. A driver license and access to a vehicle are requirements to volunteer as a CASA, as CASAs drive throughout the city of Santee and County of San Diego in the course of their work. CASAs often transport their assigned children to outings and occasionally provide transportation to therapy sessions, family visits, etc. VFC operates an emergency cell phone line for CASA volunteers who have issues or emergencies outside of typical business hours.

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

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

VFC exclusively serves youth who have experienced abuse or neglect and are under the Court's jurisdiction. Youth who have experienced abuse and neglect are presumed to be low-and-moderate-income (LMI) persons under the U.S. Department of Housing and Urban Development's definition.

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

No Yes (Please specify)

City of Santee – Application for CDBG Funding

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

VFC serves the special needs population of children in foster care. Each of the children we serve has experienced abuse, neglect, or abandonment at the hands of their parents or caregivers. This population faces a heightened risk of homelessness and other adverse outcomes. The correlation between time spent in foster care and homelessness is both striking and disturbing. Studies show that approximately half of the homeless population nationwide spent time in foster care and that 40–50% of youth become homeless within 18 months of exiting foster care.

DOCUMENTATION

A. How will the recipients’ information (e.g., race, ethnicity, income, household size) be collected and documented?

VFC obtains information about a child’s status as a dependent of the Juvenile Court directly from the San Diego County Juvenile Court. We obtain information about a youth’s gender, age, race, ethnicity, and siblings from the San Diego County Health and Human Service’s Agency. All this information is used to complete an intake form for each program participant. Intake forms, corresponding documentation, and case notes and status updates are maintained in our internal database, CASA Manager.

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

VFC will monitor our progress through our internal database system, CASA Manager. This system was developed for CASA programs, and it has the capacity to record details about each child’s case, including demographic information, housing placement, and reason for entry into the foster care system. We also use CASA Manager to track progress on each child’s case plan, including information about a child’s housing, education, physical and mental health, and other details. CASA Manager has the capacity to store intake information, including social workers’ reports, court minute orders, and VFC’s intake forms for each child. VFC’s Director of Operations, Matt Olson, will be responsible for monitoring the progress of the program. Matt has a background in child development and 13 years of experience in advocacy and management at VFC. Matt developed VFC’s data collection procedures and protocols. He currently oversees data collection and operations at VFC.

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?	<input checked="" type="checkbox"/>	

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2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:		
	a) IRS Form 990?	<u>X</u>	
	b) California Franchise Tax Board Form 199?	<u>X</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>X</u>	
	d) Date Articles of Incorporation files with Secretary of State?	08/17/1982	
3.	All necessary licenses required to operate are maintained?	<u>X</u>	
4.	Worker’s Compensation Insurance is active and current?	<u>X</u>	
5.	General Liability Insurance is active and current?	<u>X</u>	

Applicants **are required to** submit the documentation listed in items 2 and 3 above with their application.

Applicants are also required to provide a documentation, such as resolution for their governing board, authorizing the appropriate (named) staff to execute program applications, agreements, payment requests, and related documents on behalf of the agency related to the CDBG grant.

APPLICANT CERTIFICATION

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

Jessica Muñoz, Esq., MFS, President & CEO



Type or Print Your Name and Title

Signature

CDBG Project Budget (See Next Page)

The Community Development Block Grant (CDBG) program allows subrecipients to use leveraged funds to complete larger projects that address multiple needs. Leveraged funds refers to non-match cash or in-kind resources that are used to make a project operational. The use is leveraged funds is not required but is encouraged where appropriate.

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CDBG PROJECT BUDGET

Organization: _____

Total organization budget \$9,433,000

Program/Project name requesting funds: Court Appointed Special Advocate (CASA) Program

CDBG funds requested: \$10,000 Total program/project budget: \$7,220,000

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

1. Sources of funding for program/project:	(S)Secured or (A)Anticipated
a. Funding requested from the City	<u>\$10,000 (A)</u> (S) or (A)
b. Other federal funds (if any)	<u>\$225,000 (A)</u> (S) or (A)
c. State or local government funds	<u>\$502,617 (S); \$812,383 (A)</u> (S) or (A)
d. Donations and contributions	<u>\$2,665,000 (A)</u> (S) or (A)
e. Fees or memberships	<u>\$0</u> (S) or (A)
f. In-kind contributions / Volunteer time	<u>\$0</u> (S) or (A)
g. Other funding	<u>\$3,005,000 (A)</u> (S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	<u>\$7,220,000 (A unless noted)</u> (S) or (A)

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

a. Wages and salaries	<u>\$10,000</u>
b. Personnel benefits	_____
c. Materials and supplies	_____
d. Program expenses and evaluation	_____
e. Rent and utilities	_____
f. Insurance	_____
g. Mileage (___ @ 62.5 cents/mile)	_____
h. Incentives and Special Events	_____
i. Indirect costs	_____
j. _____	_____
k. _____	_____

I. TOTAL REQUESTED FUNDING (same as 1.a.) \$10,000

3. Percentage of project budget represented by CDBG request 0.14 %

City of Santee – Application for CDBG Funding

4. If your project will require future funding, please provide information about how the program will be funded. VFC has served San Diego County children in foster care since our inception in 1980, and we are committed to the sustainability of the CASA program for years to come. Creating and maintaining a diverse revenue stream supports our sustainability. Our program budget is comprised of revenue generated primarily through individual philanthropy (27%), foundation and corporate support (16%), government grants (25%), and special events (30%). We solicit support through grant requests, major gift solicitations, direct mail campaigns, and fundraising events. Each member of our Board of Directors financially supports VFC, and our Board is actively engaged in expanding the organization's visibility in the community and our network of supporters. VFC operates on an accrual accounting system. At the start of each fiscal year (beginning on July 1), we begin raising the budget for that fiscal year. Any funding that we receive on or after July 1, 2025, will go toward the project budget. VFC receives pledges for government funds for future years. For FY 2025–26, VFC was awarded \$484,405 of state funding through a process administered by the California CASA association. VFC also typically receives more than \$450,000 annually in Victims of Crime Act grant funding through the California Governor's Office of Emergency Services. We anticipate that this will remain a significant funding source.



Community Development Block Grant (CDBG) Program APPLICATION FOR FUNDING Program Year 2025

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

The application must not exceed a total of twenty (20) pages. The completed application must be submitted prior to 5:00 P.M. on Monday, January 13, 2025. Applications may be submitted electronically to bcrane@cityofsanteeca.gov. Paper copies may be mailed or delivered by January 13, 2025, to the City of Santee, Planning & Building Department, Attn: Bill Crane, at 10601 Magnolia Avenue, Santee, CA 92071.

Potential applicants who have questions about the CDBG funding may contact Bill Crane by email at bcrane@cityofsanteeca.gov or by telephone at (619) 258-4100 ext. 221 before December 31, 2025. (Note: Santee City Hall will be closed from Monday, December 23 through Tuesday, December 31, 2025) Additionally, information about the CDBG program for subrecipients (applicants) may be found on HUD Exchange website at <https://www.hudexchange.info/resource/687/playing-by-the-rules-a-handbook-for-cdbg-subrecipients-on-administrative-systems/>

GENERAL INFORMATION: Date: 1/8/2025

Agency Name: CSA San Diego County
Agency Address: 327 Van Houten Ave
Agency Type (non-profit, for-profit, public, etc.): Non-Profit

Phone: 619-444-5700 Fax: [\[Click here to enter text\]](#)
E-mail: jared@c4sa.org___

Project/Program Contact Person (Name and Title): Jared Hernandez
Project/Program Location: 327 Van Houten Ave – El Cajon, CA 92020

Phone: 619-444-5700 Fax: [\[Click here to enter text\]](#)
E-mail: jared@c4sa.org [\[Click here to enter text\]](#)___

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

Federal Unique Entity Identifier (UEI): LD7WR1PFMGD4

City of Santee – Application for CDBG Funding

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

Federal Tax ID: 27-3317344

California Entity ID: N/A

Faith Based Organization:

YES x NO

Person completing application: Monica Lopez

FUNDING INFORMATION:

Amount Requested from Santee: \$ \$21,000

Total Project/Program Budget: \$ \$421,159

Is the Project/Program scalable? Meaning if awarded less than requested could the Project/Program still be carried out, albeit to a lesser degree? Please explain: ***CSA's proposed project offers a comprehensive scope of services to address housing issues and fair housing cases in the city of Santee. However, CSA would be able to provide a scaled-back service by cutting back on marketing and outreach efforts. However, this would hinder the full scope of services needed to address housing disparities and work toward eradicating housing discrimination in Santee.***

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

PROJECT/ACTIVITY INFORMATION

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

CSA San Diego County is a 501(c)(3) non-profit organization whose primary mission is the promotion of social justice and public welfare through programs, services, and advocacy against all forms of discrimination, including advocacy for the eradication of housing discrimination to assure equal housing opportunity for all individuals.

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

Our services have been primarily targeted for and accessed by low and moderate-income residents. We anticipate serving up to 110 (40 directly through our office and 70 through outreach and education services) residents in Santee during FY 2024-2025 through direct phone contact, our website, in- person mediation, distribution of bilingual Fair Housing handbooks, and through outreach events and collaborations with other groups such as the Santee Collaborative, East County Action Network, and the East County Senior Service Providers. Through these organizations, and the

City of Santee – Application for CDBG Funding

Santee library, our staff distributes information regarding fair housing so that our services can be fully utilized. The services we provide are available in English, Spanish, and Arabic, and, by appointment, other.

Goals: Our primary program goal is to assist the City of Santee by helping provide discrimination-free housing where conflicts between tenants and landlords are addressed in a fair and satisfactory manner and where adequate planning occurs to address needs as they develop.

Objectives and Services: Our Program Objectives (numbered) and Services listed below will meet these goals:

Eradicate discrimination in housing

Our services have been primarily targeted for and accessed by low and moderate-income residents. We anticipate serving up to 110 (40 directly through our office and 70 through outreach and education services) residents in Santee during FY 2024-2025 through direct phone contact, our website, in-person mediation, distribution of bilingual Fair Housing handbooks, and through outreach events and collaborations with other groups such as the Santee Collaborative, East County Action Network, and the East County Senior Service Providers. Through these organizations, and the Santee library, our staff distributes information regarding fair housing so that our services can be fully utilized. The services we provide are available in English, Spanish, and Arabic, and, by appointment, other.

Goals: Our primary program goal is to assist the City of Santee by helping provide discrimination-free housing where conflicts between tenants and landlords are addressed in a fair and satisfactory manner and where adequate planning occurs to address needs as they develop.

Objectives and Services: Our Program Objectives (numbered) and Services listed below will meet these goals:

Eradicate discrimination in housing

Provide consultation and respond to all fair housing and tenant/landlord calls from residents

Provide advocacy for equal housing opportunities

Assist victims of discrimination under state and federal law and process violations

Make referrals when necessary to the CA Civil Rights Department and/or HUD.

Conduct Fair Housing Testing within the City of Santee when deemed necessary and be responsive to addressing the recommendations of the Analysis of Impediments to Fair Housing Choice

Address the City of Santee's Housing Element and Consolidated Plan tenant/landlord conflicts

Provide conflict resolution counseling

Offer mediation services where other interventions have been unsuccessful

Increase the knowledge of tenants and landlords about rental housing rights and responsibilities as well as other issues

City of Santee – Application for CDBG Funding

Conduct education, outreach activities, training

Provide resource information outside the area of fair housing

Publish and disseminate a Handbook on Renting (English, Arabic, Spanish)

Provide up-to-date fair housing information on our website

Develop other materials and programs as necessary

Provide well documented and accessible services

Provide quarterly and annual reports to the CDBG Administrator Provide data that is informative and useful

Respond punctually to calls from tenants and landlords

Respond punctually and effectively to programmatic or administrative requests from CDBG Administrator or staff

Provide web links to local and regional housing services and information

Assist Santee in developing and maintaining regional resources and utilizing best practices

Attend the Santee Collaborative and serve on its committees

Participate in the San Diego Regional Alliance for Fair Housing (SDRAFFH)

Develop and maintain relationships with other fair housing organizations that have the potential to increase the capacity of Santee to maintain housing that is free of discrimination and tenant/landlord conflict.

In addition to our fair housing program, CSA provides other human relations services:

-Provide assistance and resources for victims of hate crimes

-Education to the community about human trafficking and labor exploitation

-Civic engagement

-Housing counseling

-Credit/Finance management counseling

-First Time Home Buyer Education

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

CSA has a staff of 14, 12 of whom have fair housing counseling experience. The program and services run from July 1st through June 30th. The office business hours are M-F 8 AM - 4:30 PM. If circumstances arise, CSA will arrange to meet with clients outside of the usual hours and at a location better suited to meet the client's needs. Reports will go to the City of Santee.

City of Santee – Application for CDBG Funding

- D. Describe how the project meets the CDBG Program National Objectives, the City of Santee Priorities, and is included under the Eligible Activities. Please see the Request for Proposals to assist with this request.

The National Object in this program Benefits low and moderate income (LMI) persons. The City of Santee's Five-Year Consolidated Plan will be advanced by providing a public service to improve the quality of life for residents, and support affordable housing opportunities for low to moderate income residents. This program meets Basic Eligible Activities '(e) Provision of public services, fair housing counseling.

- E. Agency/Nonprofit Organization Information:

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

CSA San Diego County is a private, non-profit agency that was founded in 1969 under the name Heartland Human Relations and Fair Housing and then incorporated in 1972. In 2010, our organization was renamed CSA San Diego County and incorporated under that name. Our mission is "To promote positive attitudes and actions that ensure respect, acceptance, and equal opportunity for all people." The agency works cooperatively with community groups, local government bodies, law enforcement, and state and federal fair housing enforcement agencies in a collaborative effort to advocate for and promote the concept of fair treatment, the provision of affordable and habitable housing, and equal opportunity for all persons regardless of race, religion, color, ethnicity, age, sexual preference, marital status, familial status, disability, or source of income. CSA has provided fair housing and human relations services to low and moderate-income households since the early 1970's. CSA has provided housing services to the City Santee since 1993 (30 years).

- F. Financial:

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

CSA's Board of Directors is legally and fiduciary responsible for the organization on a monthly basis. The Board President, Jesus Pacheco, supervises the Executive Director who is responsible for the finances of the organization on a day-to-day basis. In turn, the Executive Director supervises the agency's CPA

City of Santee – Application for CDBG Funding

Cesar Ramirez, who maintains a QuickBooks accounting and payroll system. Invoices and fiscal documentation are provided to Santee quarterly. All records are kept either as computer files or in a hard copy that is filed and stored securely on-site. CSA is anticipating its second annual audit per OMB Circular A-133.

G. Personnel:

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

Executive Director, Jared Hernandez, is solely responsible for directing and overseeing the daily operations of CSA San Diego County and its programs. She is responsible for the implementation of program services, outreach, and reporting. George Ibarra, the Senior Housing Counselor, supervises the agency's fair housing counselors oversees accurate completion of contract deliverables. The management of the Executive Director and the Senior Housing Counselor assures that the quality of services performed adheres to all local, state, and federal regulations. The day-to-day fair housing, tenant-landlord services are performed by a multilingual staff with over 40 cumulative years of expertise in the area of housing.

H. Conflict of Interest:

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

No member, officer, or employee of CSA San Diego County is an officer or employee of the City of Santee, a member of any of its boards, commissions, or committees, or has any interest or holding that could be affected by any action taken in execution of this application.

I. Policies and Procedures:

Your organization must have programmatic Policies and Procedures in place for the program you are applying for. Please describe the policies and procedures your organization has in place for determining program eligibility, income eligibility, record keeping\retention and reimbursement requests.

CSA's policies and procedures include an intake process that involves screening clients and asking questions to determine eligibility for services. CSA's policies and procedures address record retention and disposal as well as fiscal policies and procedures that include handling reimbursement requests. CSA also has programmatic policies and procedures specific to the proposed project activities which include: Non-Discrimination Policies that provide clear statements affirming a commitment to preventing discrimination in housing as outlined in fair housing laws. Scope of Coverage that includes definitions of the types of housing and housing-related transactions covered by fair housing laws, including

City of Santee – Application for CDBG Funding

rental, sales, lending, and insurance. Complaint Handling Procedures: Guidelines for handling complaints filed by individuals who believe they have experienced housing discrimination. Information on how complaints can be submitted, investigated, and resolved. Details on the timeframes and steps involved in the complaint resolution process. Education and Outreach Programs: Initiatives to educate the public, housing providers, and other stakeholders about fair housing rights and responsibilities. Outreach programs to raise awareness about fair housing laws and the agency's services. Training Programs: Training programs for staff, housing providers, and other relevant parties to ensure awareness and compliance with fair housing laws. Monitoring and Enforcement: Procedures for monitoring housing providers and other entities to ensure compliance with fair housing laws. Enforcement mechanisms for addressing violations, including penalties, fines, and corrective actions. Reasonable Accommodations and Modifications: Guidance on reasonable accommodations for individuals with disabilities to ensure they have equal access to housing. Procedures for addressing requests for reasonable modifications to the physical structure of housing to accommodate individuals with disabilities. Partnerships and Collaborations: Collaborations with other governmental agencies, community organizations, and advocacy groups to enhance fair housing initiatives. Data Collection and Reporting: Protocols for collecting and analyzing data related to housing discrimination. Requirements for reporting on agency activities and outcomes. Public Communication: Communication strategies for informing the public about fair housing laws, agency services, and recent developments in the field. These policies and procedures are designed to create a framework that promotes fair housing practices and addresses instances of discrimination. CSA regularly reviews and updates its policies to ensure they remain effective in addressing emerging challenges and changes in the housing landscape.

BENEFITS AND BENEFICIARIES

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

CSA's intakes and interviews can be handled via phone or through the website. Our office in El Cajon is about four miles from Santee's southern border. The office hours M-F 8 AM - 4:30 PM. If circumstances require it, CSA will arrange to meet with clients outside of the usual hours or in a location better suited to the client's needs. We can also interpreters, by appointment, to help with LEP, deaf, or otherwise disadvantaged.

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

72 % of clients are at 30 percent or below of the area median income.
17 % of clients are between 31 and 50 percent of the area median income.

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9 % of clients are between 51 and 80 percent of the area median income.
2 % of clients are above 80 percent of the area median income.

96% of our clients in 2023-2024 were low- moderate income.

- C.** Does your agency focus its activities on populations with special needs?
 No Yes (Please specify)

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

N/A

DOCUMENTATION

- A.** How will the recipients’ information (e.g., race, ethnicity, income, household size) be collected and documented?

All clients are asked to fill out an intake form with all their demographic data on our website or we can email it to them. Sometimes the counselor will have to ask the client for information in person or via telephone. The data is entered into our CMS (Client Management System) along with the counselor’s notes and other relevant documents (such as the client’s lease or 3 day notice).

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

CSA has a proven track record of achieving results and has developed a detailed Evaluation Plan that includes several strategies for developing, implementing, evaluating, and improving program performance against proposed activity goals during the grant including measuring its outputs and outcomes. The agency will utilize data collection and technology to capture, maintain and share data and measure program success. CSA will track how many persons have received assistance in counseling, the number of workshops/presentations have been completed, the number of clients attending, the locations of the services, types of outreach activities provided, and the amount of materials that have been distributed. The Program Manager will evaluate the progress of the program by analyzing the data collected at the end of every month during the grant period to ensure target goals are achieved. CSA will also utilize its CMS to run reports and create spread sheets to document and report outcomes to the City.

LEGAL REQUIREMENTS FOR APPLICANT AGENCIES

If applicant is a government agency, do not complete below.

	Check answer in the applicable boxes below	Yes	No
1.	The applicant is incorporated as a Non-Profit organization and currently	<input checked="" type="checkbox"/>	<input type="checkbox"/>

City of Santee – Application for CDBG Funding

	has exempt status 501(c)(3) of the IRS Code and 2370(d) of the California Code?		
2.	The applicant has maintained its California Tax-Exempt Non-Profit Corporation status by filing the appropriate documents:	<u>x</u>	
	a) IRS Form 990?	<u>x</u>	
	b) California Franchise Tax Board Form 199?	<u>x</u>	
	c) Articles of Incorporation organized under the Nonprofit Public Benefit Corporation Law?	<u>x</u>	
	d) Date Articles of Incorporation files with Secretary of State?		08/10/2010
3.	All necessary licenses required to operate are maintained?	<u>x</u>	
4.	Worker's Compensation Insurance is active and current?	<u>x</u>	
5.	General Liability Insurance is active and current?	<u>x</u>	

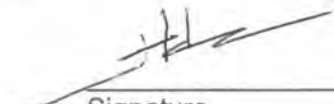
Applicants **are required to** submit the documentation listed in items 2 and 3 above with their application.

Applicants are also required to provide a documentation, such as resolution for their governing board, authorizing the appropriate (named) staff to execute program applications, agreements, payment requests, and related documents on behalf of the agency related to the CDBG grant.

APPLICANT CERTIFICATION

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

Jared Hernandez, Executive Director
Type or Print Your Name and Title



 Signature

CDBG Project Budget (See Next Page)

The Community Development Block Grant (CDBG) program allows subrecipients to use leveraged funds to complete larger projects that address multiple needs. Leveraged funds refers to non-match cash or in-kind resources that are used to make a project operational. The use of leveraged funds is not required but is encouraged where appropriate.

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CDBG PROJECT BUDGET

Organization: CSA San Diego County

Total organization budget \$ 1,046,000

Program/Project name requesting funds: Fair Housing and Tenant/Landlord

CDBG funds requested: \$ 21,000 Total program/project budget: \$ 421,159 Note: Indicate with an asterisk (*) funds that are volunteer time or in-kind contribution.

1. Sources of funding for program/project:		(S)Secured or (A)Anticipated
a. Funding requested from the City	\$ <u>21,000</u>	(S) or (A)
b. Other federal funds (if any)	\$ <u>396,079</u>	(S) or (A)
c. State or local government funds	_____	(S) or (A)
d. Donations and contributions	_____	(S) or (A)
e. Fees or memberships	_____	(S) or (A)
f. In-kind contributions / Volunteer time	\$ <u>4,080</u>	(S) or (A)
g. Other funding	_____	(S) or (A)
h. TOTAL PROJECT FUNDING (project budget)	\$ <u>421,159</u>	(S) or (A)

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

a. Wages and salaries	\$ <u>14,630</u>
b. Personnel benefits	\$ <u>2,046</u>
c. Materials and supplies	\$ <u>100</u>
d. Program expenses and evaluation	\$ <u>150</u>
e. Rent and utilities	\$ <u>3,046.50</u>
f. Insurance	\$ <u>340</u>
g. Mileage (___ @ 62.5 cents/mile)	\$ <u>62.5</u>
h. Incentives and Special Events	\$ <u>500</u>
i. Indirect costs	\$ <u>125</u>
j. _____	_____
k. _____	_____

I. TOTAL REQUESTED FUNDING (same as 1.a.) \$ 21,000

3. Percentage of project budget represented by CDBG request 5 %

4. If your project will require future funding, please provide information about how the program will be funded. These services address housing discrimination, protect vulnerable populations, and prevent legal risks while fostering an inclusive community. To sustain

City of Santee – Application for CDBG Funding

the program, future city funding could be needed if services are needed in Santee. Investing in fair housing demonstrates a commitment to equity and creates a stable housing environment for all residents.

PY 2025 PUBLIC FACILITIES (CDBG)

Balance Available \$210,804

Agency	Request	PY 2024 Amount	Minto	Trotter	Hall	Koval	McNelis	Approved
City of Santee - Citywide ADA Pedestrian Ramp Project (Future Phase)	210,804	216,175	-	-	-	-	-	-
Total	210,804	216,175	-	-	-	-	-	-

Balance to Allocate

210,804

210,804

210,804

210,804

210,804

210,804

PY 2025 ADMINISTRATIVE ACTIVITIES (CDBG)

Maximum Amount \$64,800 (20% CAP)

Agency	Request	PY 2024 Amount	Minto	Trotter	Hall	Koval	McNelis	Approved
CDBG Program Administration	43,800	49,220	-	-	-	-	-	-
CSA San Diego County (Federally Required Fair Housing Service)	21,000	21,000	-	-	-	-	-	-
Total	64,800	70,220	-	-	-	-	-	-

Balance to Allocate

64,800 64,800 64,800 64,800 64,800 64,800

PY 2025 PUBLIC SERVICES ACTIVITIES (CDBG)

Maximum Amount \$48,600 (15% CAP)

Agency	Request	PY 2024 Amount	Minto	Trotter	Hall	Koval	McNelis	Approved
Crisis House	7,500	None	-	-	-	-	-	-
ElderHelp	7,000	5,730	-	-	-	-	-	-
Meals on Wheels	5,000	5,730	-	-	-	-	-	-
Santee Food Bank	35,000	29,740	-	-	-	-	-	-
Santee Santas	5,000	5,730	-	-	-	-	-	-
Voices for Children	10,000	5,730	-	-	-	-	-	-
Total	69,500	52,660	-	-	-	-	-	-

Balance to Allocate

48,600

48,600

48,600

48,600

48,600

48,600

MEETING DATE February 26, 2025

ITEM TITLE PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CERTIFYING THE TOWN CENTER SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT (SCH #2023090032), ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING THE PROJECT AND FIRST READING OF AN ORDINANCE ADOPTING AN UPDATED TOWN CENTER SPECIFIC PLAN TO REPLACE THE EXISTING TOWN CENTER SPECIFIC PLAN AND ALL AMENDMENTS (CASE FILE: TCSPA-2023-0001)

DIRECTOR/DEPARTMENT Sandi Sawa, Planning & Building

SUMMARY

Adopted in 1986, the Town Center Specific Plan (TCSP) has guided development in the City of Santee's (City) core from vacant land to a people-oriented commercial, residential, and recreational hub along the San Diego River. At the center of the TCSP is the Arts & Entertainment (A&E) District, which has the opportunity to unite commercial development to the west with residential and governmental facilities to the north and south. Throughout the TCSP are undeveloped and underdeveloped parcels that can play a key role in developing the visioned vibrant and cultural hub. To bring that vision to fruition, the City engaged M.W. Steele and their subconsultant team to comprehensively update the TCSP by creating a framework for future development, including specifically analyzing four recently rezoned Housing Element sites.

The comprehensive update process included visioning workshops, plan making exercises and two City Council workshops. At the City Council workshop on September 13, 2023, City Council provided direction on Specific Plan boundaries, the circulation and land use plans, as well as build out scenarios. The City Council workshop on the draft TCSP in November 2023 included revised boundaries, the identification of five distinct neighborhoods, an updated land use matrix, the establishment of objective design standards, a proposed transportation network, and streetscape beautification standards including signage, streetlights and public space.

With their direction, the consultant team prepared the draft Environmental Impact Report (EIR). During an administrative review of the draft EIR, Padre Dam Municipal Water District (Padre Dam) indicated that a water supply assessment was needed to evaluate service provision to the TCSP. The Board of Directors at Padre Dam approved the assessment in July of 2024. The draft TCSP and EIR went out for public review from August 30, 2024, to October 14, 2024. Nine comments were received during the public review period, including several comments requesting that the TCSP should be reviewed for consistency by the San Diego County Regional Airport Authority serving as the Airport Land Use Commission (ALUC). City staff worked with the ALUC staff and the project was determined to be conditionally consistent at their January 9, 2025 meeting.



Changes to the draft TCSP and EIR have been provided as attachments. These updates are reflected in the attached documents and are consistent with the Santee Municipal Code and General Plan. Changes to the City's Zoning Code necessitated by the proposed resolution will be brought forward at a future date.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) dated February 2025 has been prepared in accordance with the California Environmental Quality Act (CEQA) and is recommended for certification by the City Council. The Draft EIR (State Clearinghouse Number 2023090032) was made available for a 45-day public review and comment period commencing on August 30, 2024, and ending on October 14, 2024. Nine comment letters were received during this period, which did not raise any new environmental issues requiring substantial revisions to the EIR or further environmental review.

FINANCIAL STATEMENT

Funding in the amount of \$1,064,000 has been provided for this project through two San Diego Association of Government (SANDAG) grants that total \$664,000 and a City Council appropriation of \$400,000.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION

1. Conduct and close the public hearing; and
2. Adopt a Resolution Adopting Environmental Findings Pursuant CEQA, Certifying the Town Center Specific Plan Final Environmental Impact Report, Adopting the Mitigation Monitoring and Reporting Program and Approving the Project; and
3. Conduct the first reading of an Ordinance Adopting an Updated Town Center Specific Plan; and
4. Set the second reading of the Ordinance for March 12, 2025.

ATTACHMENTS

Staff Report
November 8, 2023, Staff Report
Ordinance Adopting an Updated TCSP
Resolution Adopting Environmental Findings, Certifying SCH #2023090032, Adopting MMRP and Approving the Project
Strike Through Version of TCSP
Santee TCSP Update Volume I: Final Environmental Impact Report
Santee TCSP Update Volume II: Revised Draft Environmental Impact Report
Santee TCSP Update: Volume III: Appendix A-H

STAFF REPORT

PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CERTIFYING THE TOWN CENTER SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT (SCH #2023090032), ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING THE PROJECT AND FIRST READING OF AN ORDINANCE ADOPTING AN UPDATED TOWN CENTER SPECIFIC PLAN TO REPLACE THE EXISTING TOWN CENTER SPECIFIC PLAN AND ALL AMENDMENTS (CASE FILE: TCSPA-2023-0001)

CITY COUNCIL MEETING FEBRUARY 26, 2025

A. OVERVIEW

Adopted in 1986, the Town Center Specific Plan (TCSP) has guided development in the City of Santee's (City) core from vacant land to a people-oriented commercial, residential, and recreational hub along the San Diego River. At the center of the TCSP is the Arts & Entertainment (A&E) District, which has the opportunity to unite commercial development to the west with residential and governmental facilities to the north and south. Throughout the TCSP are undeveloped and underdeveloped parcels that can play a key role in developing the envisioned vibrant and cultural hub. To bring that vision to fruition, the City engaged M.W. Steele and their subconsultant team to comprehensively update the TCSP by creating a framework for future development, including specifically analyzing four recently rezoned Housing Element sites.

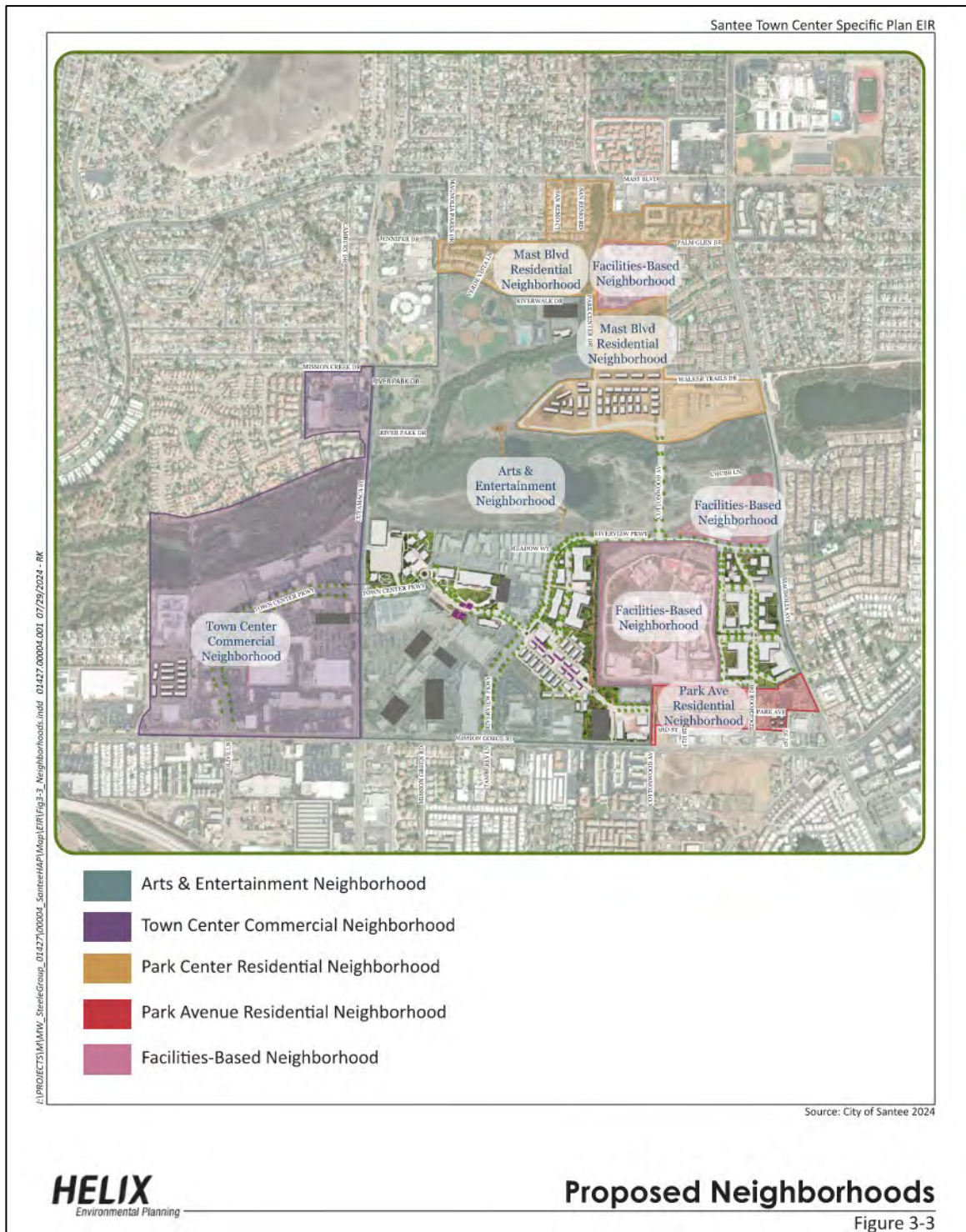
Starting in March of 2022 and continuing to September of 2023, the M.W. Steele team evaluated the existing conditions of the Town Center planning area and conducted visioning workshops and plan making exercises that led to the first City Council workshop on September 13, 2023. At this workshop, City Council gave direction on the project boundaries, the circulation plan, the land use plan, and built out scenarios.

The City Council workshop on the draft TCSP in November 2023 included revised boundaries (Figure 3-2), the identification of five distinct neighborhoods (Figure 3-3), an updated land use matrix, the establishment of objective design standards, a proposed transportation network, and streetscape beautification standards including signage, street lights and public space.

The consultant team prepared the draft Environmental Impact Report (EIR). During a screen check draft of the EIR, it was discovered that a water supply assessment needed to be prepared. Padre Dam Municipal Water District completed the assessment and the draft TCSP and EIR went out for public review from August 30, 2024 to October 14, 2024. Nine comments were received during the public review period, including several comments requesting that the TCSP be reviewed

for consistency by the San Diego County Regional Airport Authority through the Airport Land Use Commission (ALUC). City staff worked with the ALUC staff and the project was determined to be conditionally consistent at their January 9, 2025 meeting.





B. UPDATE HIGHLIGHTS

Five Neighborhoods

When looking through the lens of existing land uses and future development opportunities, there is a natural evolution of the TCSP into five neighborhoods.

Arts & Entertainment Neighborhood: Formerly the Arts & Entertainment District, the Arts & Entertainment (A&E) Neighborhood serves as the core of the TCSP with the potential to develop a mixed of land uses including multi-family residential, preserved open space, commercial around Trolley Center and park/open space.

Town Center Commercial Neighborhood: As an existing commercial area of the TCSP, it is envisioned that the properties within the commercial properties have the potential to expand and support the adjacent residential communities as well as the A&E Neighborhood.

Mast Boulevard Residential Neighborhood: Formerly known as the Park Center Residential Neighborhood in the draft Specific Plan, the Mast Boulevard Residential Neighborhood is north east of the A&E Neighborhood and mostly built. TSCP envisions new residential development designed with consideration to surrounding properties.

Park Avenue Residential Neighborhood: Existing single family residential development has the potential to accommodate multi-family residential development in the future due to the width of Park Avenue and proximity to services.

Facilities Based Neighborhood: Existing facilities such as the Las Colinas Detention and Reentry Facility and the Edgemoor Skilled Facility are within the TCSP and the County Animal Shelter is currently under construction. It is not anticipated that these uses will change in the future.

Updated Land Use Map and Matrix

Updates to the land use map and matrix have been included to reflect the residential densities in the Housing Element as well as the diversified commercial intensities. The Trolley Commercial and Entertainment Commercial zones have been added to create specific allowed land uses in the TCSP.

Town Center Vision Concepts

The Town Center Vision Concepts identifies how the TCSP would function as a cohesive area. The vision includes neighborhood specific guidance; potential infrastructure changes; streetscape design components such as the sign program, street lights and public space creation; and development concepts for parcels within the Town Center Core as well as four Housing Element locations.

Objective Design Standards

To provide a design framework for future multi-family and residential mixed-use developments within the TCSP, a set of objective design standards have been included in the Specific Plan. The standards are focused on engaging the street, the first 30' of a building, the integration of parking, linking pedestrians, special edge conditions, open space and recreational opportunities, bird safe treatments, historic site adjacency, aviation land use compatibility, noise, and vehicle miles traveled reductions.

Mobility Network and Beautification

With consideration to existing infrastructure while envisioning the future multi-modal uses of the transportation network, the TCSP shows future road configurations as well as where no changes are proposed to a roadway. Multi-use pathways are identified as well as pedestrian connections and a bicycle network. Street trees, landscaping, and public space standards have also been identified.

Implementation and Administration

The implementation and administration of the Specific Plan have been provided as well as potential funding options. The City Council also has the option to provide staff direction to include any of the vision concepts to the City's Capital Improvement Program for potential funding and construction in the future.

These updates are reflected in the attached documents and are consistent with the Santee Municipal Code and General Plan. Changes to the City's Zoning Code necessitated by the proposed resolution will be brought forward at a future date.

C. ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) dated February 2025 has been prepared in accordance with the California Environmental Quality Act (CEQA) and is recommended for certification by the City Council. The Draft EIR (State Clearinghouse Number 2023090032) was made available for a 45-day public review and comment period commencing on August 30, 2024 and ending on October 14, 2024. Nine comment letters were received during this period, which did not raise any new environmental issues requiring substantial revisions to the EIR or further environmental review.

D. STAFF RECOMMENDATION

1. Conduct and close the public hearing;
2. Adopt a Resolution Adopting Environmental Findings Pursuant CEQA, Certifying the Town Center Specific Plan Final Environmental Impact Report, Adopting the Mitigation Monitoring and Reporting Program and Approving the Project;
3. Conduct the first reading of an Ordinance Adopting an Updated Town Center Specific Plan;
4. Set the second reading of the Ordinance for March 12, 2025.

STAFF REPORT

**PUBLIC WORKSHOP ON THE TOWN CENTER SPECIFIC PLAN UPDATE AND
FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (“CEQA”)**

**CITY COUNCIL MEETING
NOVEMBER 8, 2023**

A. OBJECTIVE

The objective of this workshop item is to present the preliminary draft Town Center Specific Plan (Plan) to the City Council and the public and ask that the City Council receive the document and direct staff to move forward with the public review process. The Plan has been prepared by the City’s consultant, M.W. Steele, based on previous input from the City Council, City staff, and the public. The Plan being presented is a preliminary draft anticipated to undergo further refinement until a final draft is presented to the City Council for consideration in September 2024, once the corresponding Program Environmental Impact Report has been prepared for the Plan.

B. BACKGROUND

What is a Specific Plan?

A Specific Plan is a regulatory tool local governments use to implement their General Plan and guide development in a localized area. While the General Plan is the primary guide for growth and development in a community, a Specific Plan focuses on the unique characteristics of a special area by customizing the land use regulations and development standards to promote the community’s vision for that area. A Specific Plan establishes a link between the policies and implementation programs in the General Plan and individual development proposals in a defined area. A Specific Plan can supplement the Zoning Ordinance or it may stand alone with its own unique land use designations, allowed uses within those designations and unique development standards, such as building heights and setbacks. A Specific Plan, through its corresponding environmental document, typically an Environmental Impact Report, can also streamline development within the Specific Plan area if the development is built in accordance with the regulations set forth in the Specific Plan.

History of Town Center Specific Plan

The prior City Council adoption of the Town Center Specific Plan was a culmination of a two-year planning process for Santee's mainly undeveloped core area, originally consisting of approximately 706 acres. The process began with the designation of a Town Center Specific Plan area in the Draft City of Santee General Plan in 1984. Goals for the Town Center were added to the Draft General Plan as

part of the Community Design Element. Following the adoption of the General Plan in August 1984, the planning for the Town Center Specific Plan area began. On October 22, 1986, the City Council adopted the Town Center Specific Plan. The Town Center Specific Plan served to guide initial development within the City's central area with new residential, commercial, recreational and open spaces uses.

In August 2000, the City Council adopted an amendment to the Santee Town Center Specific Plan to create an office park overlay designation and change land uses within the Town Center Specific Plan area. The office park overlay was established with the intent to provide for a significant, high-end, master-planned office park development including, but not limited to, uses engaged in scientific, technical, communication, or other related endeavors. High-quality commercial and residential uses were also envisioned as components of the overlay, but as uses ancillary to an office park development.

After numerous years of coordination with the County of San Diego, the primary landowner of remaining undeveloped properties within the Town Center, in February 2006 the City adopted the RiverView Office Park Master Plan, which would implement the goals and objectives of the office park overlay to establish a high-quality office park with ancillary residential and commercial uses, while enhancing and protecting the natural features within the overlay area, especially the San Diego River. In the intervening years, several projects were developed in accordance with the RiverView Office Park Master Plan, including two high-density residential developments and several high-quality office buildings. However, due to circumstances outside the control of the City, large swaths of land within the office park overlay remain undeveloped.

In December 2019, the City Council established the Arts & Entertainment Overlay District within the Town Center with the purpose of supporting tourism and attracting commercial, educational and recreational uses that beautify and enliven the Town Center. These uses include specialized retail and recreational uses, cultural facilities such as museums, art galleries, theater and dance companies, public art and performing arts activities, learning centers, and hotels. In 2020, after recognizing the opportunity to foster development and activate additional areas within and proximate to the Town Center in accordance with the Arts & Entertainment vision, the City Council made it a priority to expand the District. In December 2021, the City selected M.W. Steele as its consultant to spearhead the effort to expand the Arts & Entertainment District.

In May 2022, the City Council adopted the 6th Cycle Housing Element. As part of the City's Regional Housing Needs Allocation (RHNA) in the adopted Housing Element, the City committed to rezoning eight undeveloped properties in the Town Center to allow for a variety of housing densities at all income levels. In October 2022, the City Council adopted the Housing Element rezones and the City's

Housing Element was subsequently certified by the California Department of Housing and Community Development. The rezones completed for the Town Center significantly altered the planned uses within the undeveloped portions of the Town Center, introducing a significant number of new housing units proposed for the Town Center and resetting the vision for the Arts & Entertainment District, that now needed to incorporate new housing as a major land use.

After the Housing Element rezones were adopted and during the visioning and boundary tasks for the Arts & Entertainment District expansion effort, staff applied for and received two San Diego Association of Governments (SANDAG) grants related to the Town Center Specific Plan area: a Housing Acceleration Program (HAP) grant for \$264,000 and Smart Growth Incentive Program (SGIP) grant for \$400,000. The HAP grant funds the preparation of an Environmental Impact Report (EIR) for the Town Center Specific Plan Update, specifically to cover future multi-family and mixed-use housing development within the Town Center. Completion of an EIR would allow for streamlining of development within the Town Center by allowing future development consistent with the Town Center Specific Plan to tier-off of the EIR. The SGIP grant funds an update to the Santee Town Center Specific Plan, including updating goals, policies, and objectives as well as to tables, charts, and graphics. The SGIP grant also augments existing efforts to expand the Arts & Entertainment District boundaries and promote new development within the District, including mixed-use housing, specialty commercial uses, and entertainment uses. With the SGIP grant, staff was able to leverage the existing City allocation for the Arts & Entertainment District expansion effort and receive matching funds.

These SANDAG grants provided the City the opportunity to look beyond the initial scope of the Arts & Entertainment District expansion effort and comprehensively update the Town Center Specific Plan authorized by the City Council in March 2023. With direction from the Council, City staff, and stakeholders through numerous workshops, meetings and outreach events, M.W. Steele has drafted a comprehensive update to the Town Center Specific Plan (attached as Exhibit A).

C. OVERVIEW

The updated Town Center Specific Plan would replace the existing Town Center Specific Plan adopted in 1986 and all of the subsequent amendments to the 1986 Plan, including the overlay districts. The new Plan is a fresh document with modern graphics, illustrations, maps and charts that is intended to be more functional, intuitive, and user friendly than the existing Plan. The new Plan reflects the updated vision for the Town Center and will guide development during the next 10 to 20 years on remaining undeveloped properties in the Town Center in a cohesive manner, while supporting reinvestment on currently developed properties.

At the last City Council workshop in September 2023, the framework of the Town Center Specific Plan, including the Plan area/boundaries, circulation network, land use plan, and buildout scenario were provided to the City Council. Based on City Council direction on these main Plan components, M.W. Steele drafted a preliminary Town Center Specific Plan. The new Plan breaks up the Town Center into distinct neighborhoods, with a rebranded Arts & Entertainment Neighborhood at its core, customized land uses and development standards for each neighborhood, while providing an interconnected network of streets, parking areas, transit, public spaces, parks and trails. The goal is to support a thriving community and regional cultural and entertainment destination at the City's center. An excerpt from the draft Plan of these neighborhoods is shown below:



Town Center Specific Plan Neighborhoods

The Plan establishes five unique neighborhoods, each with its own land use plan that sets forth allowable uses and development standards, including sign and lighting standards. The neighborhoods are described as follows:

Arts & Entertainment Neighborhood

The Arts & Entertainment Neighborhood replaces the Arts & Entertainment Overlay District and incorporates tailored land use designations supporting uses related to arts and culture, entertainment, commercial recreation, visitor, and civic uses. The Arts & Entertainment Neighborhood aims to enhance connections to the San Diego River, strengthen the sense of place creating an attraction for residents and visitors to gather, and public spaces that incorporate streetscape concepts with features such as riparian inspired landscape treatments, water elements, shade, lighting, and wayfinding signage. This neighborhood also provides for development options for the Housing Element rezone sites and on the City's Theater Site, including the possibility of an amphitheater or similar civic space.

Town Center Commercial Neighborhood

The Town Center Specific Plan area contains a great number of commercial uses, including a variety of retail and services options. The commercial uses found in the Specific Plan area serve the local residents and attract visitors to come and spend time in Santee. The Specific Plan identifies the areas west of Cuyamaca Street as the Town Center Commercial Neighborhood. This neighborhood presents strip shopping commercial areas, with easy access to Mission Gorge Road and Cuyamaca Street. The Town Center Specific Plan recognizes the commercial properties within this area have the potential to expand, while taking into consideration the parking needs of the established uses of the area.

Mast Boulevard Residential Neighborhood

The Specific Plan includes a series of existing residential neighborhoods, which provide vitality and an influx of residents that live, work, and enjoy the community's recreation facilities in the area. These established residential neighborhoods are assumed to maintain their character, while enhancing pedestrian and vehicular connections between them and to the rest of the uses within the Specific Plan area. In addition to the existing residential neighborhoods, this area includes vacant parcels located north of the San Diego River and south of Mast Boulevard, which are designated to allow for residential uses. The Specific Plan envisions new residential development designed with consideration to the surrounding properties, in terms of access, connectivity, and relationship to the San Diego River.

Park Avenue Residential Neighborhood

The Specific Plan recognizes the underlying potential for new development to occur in the residential properties located on the southeast portion of the Specific Plan area, along Park Avenue, east of Cottonwood Avenue, west of Magnolia Avenue and north of Mission Gorge Road. The properties within this neighborhood are designated TC-R-22, which allows for between 22-30 dwelling units per acre. Existing residential development in this area consists of single-family residences found on lots that could accommodate an additional number of units should the properties be redeveloped. Some characteristics of this area such as the existing grid street pattern, Park Avenue's generous width, and proximity to retail and services, provide this neighborhood with potential to successfully support gradual change within the framework of the densities allowed in the plan.

Institutional Neighborhood

The Specific Plan area includes two properties of large size with institutional uses which are surrounded by a mix of other uses. The Las Colinas Detention and Reentry Facility (LCDRF) and the Edgemoor Skilled Nursing Facility. Both facilities serve regional purposes. LCDRF is operated by the County of San Diego Sheriff's Department. Edgemoor Skilled Nursing Facility is owned and operated by the County of San Diego and provides care for individuals having complex medical needs who require specialized interventions from highly trained staff. The Specific Plan recognizes these properties have reached their development potential and does not envision major changes in the upcoming years.

Integrated Plan

All of the neighborhoods are connected by an integrated network of streets, parking areas, transit, public spaces, parks and trails. The Plan highlights the importance of the San Diego River and provides unique design options for river trails and crossing identified in the Plan that will link the Town Center neighborhoods on the north side of San Diego River, including Town Center Community Park, with the neighborhoods and core commercial area of the Town Center on the south side of the river. Overall, the new Plan establishes the following:

- An updated land use map with distinct neighborhoods and land use designations that relate to existing and desired development.
- A comprehensive circulation element, that sets forth required public streets that are elemental to ensuring multi-modal connectivity within the Town Center.

- Updated land use tables expanding on allowable uses for each land use designation especially for those designations that encourage Arts & Entertainment uses.
- Updated design standards for residential, commercial, and mixed-use buildings that include revised objective design standards for by-right multi-family residential and mixed-use residential development.
- A new landscape palette in the Specific Plan that encourages shaded walkways and paseos and that creates a consistent high-quality landscape design aesthetic.
- New sign programs for neighborhoods (excepting the Institutional Neighborhood) that encourage unique sign treatments distinct to each neighborhood.
- Site specific plans tied together with a master site plan/circulation plan shows potential options for development based on allowed uses and development standards that developers can utilize to guide their project proposals.

Preparation of the Program Environmental Impact Review (EIR) for the Town Center Specific Plan Update is underway. The Notice of Preparation informing the public that an EIR for the project will be prepared has been circulated for public review and comment, and the comment period ended on October 16, 2023. An environmental scoping meeting was held for the project on September 7, 2023. The draft EIR is anticipated to be available for public review and comment in Spring 2024 with the Final EIR anticipated to be ready for Council consideration in September 2024, at which time a final draft Town Center Specific Plan would be presented to the City Council for consideration. Further refinement of the draft Plan is anticipated in the coming months.

Once adopted, the new Town Center Specific Plan and Program EIR would then allow for streamlined development of projects consistent with the new Plan. As the proposed update only involves the refinement and planning of commercial uses within the Town Center and would not propose any new housing not already established by the Housing Element rezones, the new Plan would not be subject to Measure N.

D. ENVIRONMENTAL REVIEW

This item only seeks input on a proposed planning document and, therefore, is not a project under the California Environmental Quality Act (“CEQA”) as defined in Section 15378 of the CEQA Guidelines.

E. STAFF RECOMMENDATION

Receive the draft Town Center Specific Plan and direct staff to commence the public review process.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, ADOPTING AN UPDATED TOWN CENTER SPECIFIC
PLAN TO REPLACE THE EXISTING TOWN CENTER SPECIFIC PLAN
AND AMENDMENTS**

WHEREAS, the General Plan of the City of Santee (City) specifies the location of various land uses and districts within the City, including the Town Center district; and

WHEREAS, on October 22, 1986 the City Council of the City of Santee adopted the Santee Town Center Specific Plan (TCSP) including provisions for retail commercial, offices, civic, recreational and other appropriate uses to establish a focal point for the City; and

WHEREAS, subsequent amendments have modified or clarified aspects of the original TCSP; and

WHEREAS, a priority of the City Council is the creation of an art and entertainment district to promote a concentration of arts, cultural and entertainment-oriented uses within a portion of the TCSP area; and

WHEREAS, the overall goal of the TCSP is that “The Town Center shall become Santee’s vibrant focal point by providing a balance of development with conservation, enhancement of the community’s regional image, and the creation of opportunities for people to live, work and play”; and

WHEREAS, on September 13, 2023, the Santee City Council conducted a public workshop to discuss plan alternatives for the development of vacant parcels and potential redevelopment of certain strategic areas within the Town Center; and

WHEREAS, on November 8, 2023, the Santee City Council conducted a public workshop to consider a draft Town Center Specific Plan that would replace the existing TCSP and all of its subsequent amendments, including the overlay districts; and

WHEREAS, the City is proposing a comprehensive update to the TCSP, which includes the following: an updated TCSP, which is attached as **Exhibit A** and incorporated for all purposes, including expansion of the boundaries of the overall TCSP area and updated development standards to continue to facilitate planned development throughout the five proposed neighborhoods of the TCSP area; expansion of the boundaries of the existing Arts and Entertainment Overlay District (AEOD) to a new Arts and Entertainment Neighborhood (AEN); and conceptual development plans and Objective Design Standards for Housing Element sites in the southeastern portion of the AEN, pursuant to the densities permitted in the City’s adopted 6th Cycle Housing Element and as allowed under state density bonus law under California Government Code Section 65915 (Project); and

ORDINANCE NO. _____

WHEREAS, following that workshop, the City proceeded with the public review process, including preparation of an Environmental Impact Report for public review, adopted by separate Resolution of the City Council for this Project; and

WHEREAS, the Project takes place in the Town Center area of the City, which is bisected east-west by the San Diego River; and

WHEREAS, the proposed TCSP area, including its five proposed neighborhoods, is bounded by Mast Boulevard to the north, Magnolia Avenue to the east, Mission Gorge Road to the south, and Mast Park to the west. The AEN is located wholly within the TCSP area, stretching across the San Diego River in the central portion of the TCSP area; and

WHEREAS, the proposed updated TCSP is consistent with the guiding principles and vision of the Town Center Specific Plan; and

WHEREAS, the proposed updated TCSP is consistent with the Santee General Plan, which expressly anticipates that the Town Center will be governed by a TCSP; and

WHEREAS, the proposed updated TCSP would not be detrimental to the public interest health, safety, convenience or welfare of the City; and

WHEREAS, California Government Code section 65453 states that a specific plan may be may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body; and

WHEREAS, the existing TCSP is a regulatory document adopted by ordinance;

WHEREAS, specific plans adopted by ordinance become a set of zoning regulations that provide specific direction of the type and intensity of uses permitted independently of the Zoning Ordinance set forth in Santee Municipal Code (SMC) Title 13; and

WHEREAS, in any instance where the TCSP conflicts with the requirements of the SMC, the TCSP provisions shall take precedence; and

WHEREAS, in any instance in where the TCSP is silent on a topic, the requirements of SMC Title 13 remain in effect; and

WHEREAS, on February 15, 2025, the Director of the Building and Planning Department published notice of a public hearing on the proposed amendment of the Town Center Specific Plan (TCSPA-2023-0001) to be held on February 26, 2025; and

WHEREAS, the City prepared an Environmental Impact Report (EIR), which was released for public review from August 30, 2024 to October 14, 2024 in accordance with the provisions of the California Environmental Quality Act (CEQA); and

ORDINANCE NO. _____

WHEREAS, on February 26, 2025, the City Council held a duly advertised public hearing; and

WHEREAS, the City Council considered the staff report, Final EIR, all recommendations by staff and public testimony; and

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

SECTION 1. The City Council has certified the Final EIR (Resolution No. XXX-2025) pursuant to CEQA and adopted Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Project. The City Council hereby incorporates by reference, as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Santee Town Center Specific Plan Project.

SECTION 2. The City Council hereby finds that all of the foregoing recitals and the staff report presented herewith are true and correct and are hereby incorporated and adopted as findings of the City Council as if fully set forth herein.

SECTION 3. The Project is consistent with the Santee General Plan and Municipal Code for the following reasons:

- The TCSP is a specific plan and would comply with California Government Code Sections 65450 through 65457, which require that a specific plan be consistent with the adopted General Plan for the jurisdiction in which the specific plan area is located.
- Specific plans adopted by ordinance become the applicable zoning that provide specific direction to the type and intensity of uses permitted and may also define design expectations and standards. The TCSP notes that in any instance where the TCSP conflicts with the requirements of the SMC, the TCSP provisions shall take precedence. Where the TCSP is silent on a topic, the requirements of Title 13 of the SMC (Zoning Ordinance) would remain in effect.
- The City's 2021-2029 Housing Element and current Zoning Ordinance allow up to 36 du/ac, and none of the residential densities established by the TCSP would exceed 36 du/ac.
- Development within the Housing Element sites would be consistent with existing zoning and state density bonus law, which could allow heights up to 55 feet, or to a maximum of 85 feet with density bonus.
- Housing Element sites 16A and 16B are near the Santee Trolley Station and Housing Element site 20A and 20B are along Magnolia Avenue, which does include bus services.
- City General Plan Land Use Element Policy 2.2 states that the City should encourage the development of higher density residential developments in

ORDINANCE NO. _____

areas close to the multi-modal transit station and along major road corridors where transit and other convenience services are available.

- The project would not conflict with Measure N because there are no local legislative actions required for the project that would result in increased densities.
- The General Plan expressly contemplated development in the Town Center to be governed by a TSCP.

SECTION 4. The Santee Town Center Specific Plan, attached as **Exhibit A**, is hereby approved and adopted. This updated Santee Town Center Specific Plan replaces all prior versions of the TCSP, including all amendments thereto.

SECTION 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. This Ordinance shall become effective thirty (30) days after its passage.

SECTION 7. The City Clerk is hereby directed to cause the same to be made available to the public as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 26th day of February, 2025, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 12th day of March, 2025, by the following vote to wit:

AYES:
NOES:
ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

Attachments: Exhibit A – Town Center Specific Plan

Exhibit A – Town Center Specific Plan attachment is available via the below link:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2025/02-26-2025-item-8-ordinance-attachment-exhibit-a.pdf>

RESOLUTION NO. [Click to enter NO.](#)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA ADOPTING ENVIRONMENTAL FINDINGS PURSUANT
TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CERTIFYING
THE TOWN CENTER SPECIFIC PLAN FINAL ENVIRONMENTAL
IMPACT REPORT (SCH #2023090032), ADOPTING THE MITIGATION
MONITORING AND REPORTING PROGRAM, AND APPROVING THE
PROJECT**

WHEREAS, the Town Center Specific Plan (TCSP), adopted in 1986 and last amended in 2019, has guided development in the City of Santee's (City) core from vacant land to a people-oriented commercial, residential, and recreational hub along the San Diego River; and

WHEREAS, the City is proposing a comprehensive update to the TCSP, which includes the following: an updated TCSP, including expansion of the boundaries of the overall TCSP area and updated development standards to continue to facilitate planned development throughout the five proposed neighborhoods of the TCSP area; expansion of the boundaries of the existing Arts and Entertainment Overlay District (AEOD) to a new Arts and Entertainment Neighborhood (AEN); and conceptual development plans and Objective Design Standards for Housing Element sites in the southeastern portion of the AEN, pursuant to the densities permitted in the City's adopted 6th Cycle Housing Element and as allowed under state density bonus law under California Government Code Section 65915 (Project); and

WHEREAS, future development within the TCSP area would be guided and regulated through, but not limited to, the proposed updated TCSP, the City Municipal Code, and the City General Plan; and

WHEREAS, the Project takes place in the Town Center area of the City, which is bisected east-west by the San Diego River; and

WHEREAS, the proposed TCSP area, including its five proposed neighborhoods, is bounded by Mast Boulevard to the north, Magnolia Avenue to the east, Mission Gorge Road to the south, and Mast Park to the west. The AEN is located wholly within the TCSP area, stretching across the San Diego River in the central portion of the TCSP area; and

WHEREAS, the Project requires a Town Center Specific Plan Amendment (TCSPA-2023-0002), Rezone 2023-0001 and Zoning Ordinance Amendment (ZA-2023-0002), to update the TCSP of the City's General Plan; and

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City is the lead agency for the proposed Project; and

WHEREAS, in accordance with State CEQA Guidelines section 15082, on September 1, 2023, the City sent to the Office of Land Use and Climate Innovation and

each responsible and trustee agency a Notice of Preparation (NOP) stating that an Environmental Impact Report (State Clearinghouse Number #2023090032) would be prepared; and

WHEREAS, four comment letters were received in response to the NOP; and

WHEREAS, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on September 7, 2023, to solicit comments on the scope of the environmental review of the proposed Project; and

WHEREAS, a Draft Environmental Impact Report (Draft EIR) was prepared, incorporating comments received in response to the NOP; and

WHEREAS, the Draft EIR determined that mitigation measures were required to mitigate impacts to a less than significant level for the following resource areas: aesthetics, biological resources, cultural resources, paleontological resources, greenhouse gases, tribal cultural resources, and utilities and service systems; and

WHEREAS, the Draft EIR further concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to air quality, hazards and hazardous materials, land use, noise, and transportation; and

WHEREAS, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public at the same time that the City sent Notice of Completion to the Office of Planning and Research, on August 30, 2024; and

WHEREAS, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at City Hall, on the City's website, and at the San Diego County public library; and

WHEREAS, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 30, 2024 to October 14, 2024; and

WHEREAS, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

WHEREAS, the City received nine written comment letters on the Draft EIR, including an acknowledgement from the State Clearinghouse that the City has complied with CEQA environmental review requirements; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final EIR; and

WHEREAS, the City released the Final EIR (Final EIR), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

WHEREAS, the “EIR” consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices (as modified by the Final EIR); and

WHEREAS, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the City has made certain findings of fact, as set forth in **Exhibit A** to this Resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

WHEREAS, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in **Section II of Exhibit A**; and

WHEREAS, the City finds that environmental impacts that are identified in the EIR that are less than significant with incorporation of mitigation measures are described in **Section III of Exhibit A**; and

WHEREAS, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in **Section IV of Exhibit A**; and

WHEREAS, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in **Section V of Exhibit A**; and

WHEREAS, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in **Section VI of Exhibit A**; and

WHEREAS, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in **Section VII of Exhibit A**; and

WHEREAS, alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in **Section VIII** of **Exhibit A**; and

WHEREAS, because the EIR identified significant and unavoidable impacts, the City Council explains its reasoning for recommending the adoption of the Project despite those impacts in the Statement of Overriding Considerations, as set forth in **Section IX** of **Exhibit A**; and

WHEREAS, all the mitigation measures identified in the EIR and necessary to reduce the potentially significant impacts of the proposed Project to a level of less than significant are set forth in the Mitigation Monitoring and Reporting Program (MMRP) in **Exhibit B** to this Resolution, attached hereto and incorporated herein; and

WHEREAS, prior to taking action, the City has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the EIR, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the EIR reflects the independent judgment of the City and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, no comments made in the public hearings conducted by the City and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

WHEREAS, on February 26, 2025, the City conducted a duly noticed public hearing on this Resolution, at which time all persons wishing to testify were heard and the Project was fully considered; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTEE:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. The City Council hereby finds that it has been presented with the EIR, which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The City Council finds that the EIR reflects the independent judgment and analysis of the City. The City Council declares that no evidence of new significant impacts or any new information of “substantial importance” as defined by State CEQA Guidelines section 15088.5, has been received by the City after circulation of the

Draft EIR that would require recirculation. Therefore, the City Council hereby certifies the EIR based on the entirety of the record of proceedings.

SECTION 3. The City Council hereby adopts the “CEQA Findings of Fact” where were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 4. Pursuant to Public Resources Code section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program attached hereto as Exhibit B and incorporated herein by this reference. Implementation of the Mitigation Measures contained in the Mitigation Monitoring and Reporting Program is hereby made a condition of approval of the Project. In the event of any inconsistencies between the Mitigation Measures set forth in the EIR or the Findings of Fact and the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

SECTION 5. Based upon the entire record before it, including the EIR, Findings of Fact, and all written and oral evidence presented, the City Council hereby finds that the General Plan Amendment is in the public interest and it is approved.

SECTION 6. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at City Hall, 10601 N. Magnolia Avenue, Santee, CA 92071. The custodian of the record of proceedings is the Department of Planning and Building. This information is provided pursuant to Public Resources Code section 21081.6.

SECTION 7. City staff shall cause a Notice of Determination to be filed and posted with the County Clerk and the State Clearinghouse within five working days of the adoption of this Resolution.

APPROVED AND ADOPTED this 26th day of February, 2025.

AYES:
NOES:
ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

Attachments:

Exhibit A – Findings of Fact
Exhibit B – Mitigation Monitoring and Reporting Program

EXHIBIT A CEQA FINDINGS OF FACT

The California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (CEQA) requires that public agencies shall not approve or carry out a project for which an environmental impact report (“EIR”) has been certified that identifies one or more significant adverse environmental effects of a project unless the public agency makes one or more written Findings for each of those significant effects, accompanied by a brief explanation of the rationale for each Finding (State CEQA Guidelines [Cal. Code Regs., tit. 14, § 15000 et seq.], § 15091). This document presents the CEQA Findings of Fact made by City of Santee, in its capacity as the CEQA lead agency, regarding the City of Santee Town Center Specific Plan Update (“Project”), evaluated in the Draft Environmental Impact Report (“Draft EIR”) and Final Environmental Impact Report (“FEIR”) for the Project.

SECTION I. INTRODUCTION

Public Resources Code section 21002 states that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” Section 21002 further states that the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.”

Pursuant to section 21081 of the Public Resources Code, a public agency may only approve or carry out a project for which an EIR has been completed that identifies any significant environmental effects if the agency makes one or more of the following written finding(s) for each of those significant effects accompanied by a brief explanation of the rationale for each finding:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

As indicated above, section 21002 requires an agency to “avoid or substantially lessen” significant adverse environmental impacts. Thus, mitigation measures that

“substantially lessen” significant environmental impacts, even if not completely avoided, satisfy section 21002’s mandate. (*Laurel Hills Homeowners Assn. v. City Council* (1978) 83 Cal.App.3d 515, 521 [“CEQA does not mandate the choice of the environmentally best feasible project if through the imposition of feasible mitigation measures alone the appropriate public agency has reduced environmental damage from a project to an acceptable level”]; *Las Virgenes Homeowners Fed., Inc. v. County of Los Angeles* (1986) 177 Cal. App. 3d 300, 309 [“[t]here is no requirement that adverse impacts of a project be avoided completely or reduced to a level of insignificance . . . if such would render the project unfeasible”].)

While CEQA requires that lead agencies adopt feasible mitigation measures or alternatives to substantially lessen or avoid significant environmental impacts, an agency need not adopt infeasible mitigation measures or alternatives. (Pub. Resources Code, § 21002.1(c) [if “economic, social, or other conditions make it infeasible to mitigate one or more significant effects on the environment of a project, the project may nonetheless be carried out or approved at the discretion of a public agency”]; see also State CEQA Guidelines, § 15126.6(a) [an “EIR is not required to consider alternatives which are infeasible”].) CEQA defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.” (Pub. Resources Code, § 21061.1.) The State CEQA Guidelines add “legal” considerations as another indicia of feasibility. (State CEQA Guidelines, § 15364.) Project objectives also inform the determination of “feasibility.” (*Jones v. U.C. Regents* (2010) 183 Cal. App. 4th 818, 828-829.) “[F]easibility’ under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors.” (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 401, 417; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.) “Broader considerations of policy thus come into play when the decision making body is considering actual feasibility[.]” (*Cal. Native Plant Soc’y v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1000 (“*Native Plant*”); see also Pub. Resources Code, § 21081(a)(3) [“economic, legal, social, technological, or other considerations” may justify rejecting mitigation and alternatives as infeasible] (emphasis added).)

Environmental impacts that are less than significant do not require the imposition of mitigation measures. (*Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1347.)

The California Supreme Court has stated, “[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced.” (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 576.) In addition, perfection in a project or a project’s environmental alternatives is not required; rather, the requirement is that sufficient information be produced “to permit a reasonable choice of alternatives so far as environmental aspects are concerned.” Outside agencies (including courts) are not to “impose unreasonable

extremes or to interject [themselves] within the area of discretion as to the choice of the action to be taken." (*Residents Ad Hoc Stadium Com. v. Board of Trustees* (1979) 89 Cal.App.3d 274, 287.)

SECTION II.
FINDINGS REGARDING ENVIRONMENTAL
IMPACTS NOT REQUIRING MITIGATION

The City Council hereby finds that the following potential environmental impacts of the project are less than significant and therefore do not require the imposition of Mitigation Measures.

A. AESTHETICS

1. Scenic Vistas

Threshold: Would the project have a substantial adverse effect on a scenic vista?

Finding: Less than significant. (Draft PEIR, pp. 4.1-8 through 4.1-12)

Explanation: **Town Center Specific Plan (TCSP) Area**

Major views throughout the City include the San Diego River and surrounding mountains and hillsides. The City places a high value on protecting these views as they create a sense of place that defines the City. Future development and redevelopment could detract from existing scenic vistas and views.

Development at most sites within the TCSP area would constitute infill development resulting in development consistent with surrounding urbanization that would not affect existing views. While development of vacant parcels within the TCSP area would incrementally change the character of this area, views of the surrounding hillsides would continue to be visible from this low-lying area. Development of multi-family residential, multi-story commercial buildings, and multi-level parking garages would not create obstruction of views of the surrounding hillsides based on the location of development within the low-lying valley.

The proposed TCSP includes plans for a River Bridge to allow for multiple modes of transportation across the San Diego River. Conceptual plans for the River Bridge connect the footpaths north of Site 16A to the southern portion of Town Center Park East. While the River Bridge would be a noticeable feature in the San Diego River landscape, lookouts would also provide new opportunities for passive recreation and scenic enjoyment of the river valley. The TCSP includes objective design standards for the River Bridge that aim to minimize daytime shade and nighttime light spillover in protected habitat areas and preserve the scenic quality of the San Diego River.

Views of the San Diego River could be obstructed by future development, but development is not planned in areas that currently serve as designated scenic outlooks, such as Mast Park. Furthermore, compliance with design guidelines set forth in the General Plan and Santee Municipal Code (SMC), as described below, would result in less than significant impacts.

Both future ministerial and discretionary development would be required to adhere to relevant portions of the SMC including Chapter 13.08, et seq., which establishes the City's development review procedures. These procedures require the implementation of development review for projects that require a building permit. This review requires an evaluation of project consistency with development review criteria defined in Section 1308.070 including evaluation of the relationship of the building site to the surrounding area, landscaping design including design that ensures avoidance of potential for obstruction of views when landscaping is mature, grading design, signage, and lighting. In any instance where the TCSP conflicts with the requirements of the SMC, the TCSP provisions shall take precedence. Additional criteria is applicable to multi-family residential developments as follows:

- Site Buildings to Avoid Crowding. Where multiple buildings are proposed, the minimum building separation shall be 10 feet in accordance with Section 13.10.040(G).
- Site and Design Buildings to Avoid Repetitions of Building or Roof Lines. This may be achieved through variation in building setback; wall plane offsets; use of different colors and materials on exterior elevations for visual relief; and architectural projections above maximum permitted height in accordance with Section 13.10.050(C). The TCSP specifies building variation requirements in Objective Design Standard B, *First 30'*.
- In the Urban Residential (R-30) zone, for each 5-foot increase in building height over 45 feet, the wall plane shall be stepped back an additional 5 feet.
- Where adjacent to a single-family residential zone, design buildings to ensure a transition in scale, form, and height with adjacent residential properties. Setbacks are required in accordance with Table 13.10.040A. Designs may incorporate elements such as building massing and orientation, location of windows, building story stepbacks, building materials, deep

roof overhangs, and other architectural features that serve to further transition the scale.

- Projects shall be designed so that assigned parking spaces are located as close as practicable to the dwelling units they serve. Refer to Section 13.24.030(B) for additional parking standards.
- The visual impact of surface parking areas adjacent to public streets shall be minimized using mounded or dense landscape strips or low decorative masonry or stucco walls no more than 3.5 feet in height. Parking areas shall be treated with decorative surface elements to identify pedestrian paths, nodes, and driveways. The TCSP proposes additional requirements for surface parking, including a ratio of 1 tree planted for every 5 parking spaces, the addition of diamond planters after 6 parking spaces in a row, and a 3-foot minimum distance between parking and pedestrian walkways, which should be at least 5-foot wide.

In addition to the above design review requirements, development adjacent to the San Diego River would be subject to applicable Draft Subarea Plan setback and buffer requirements incorporated as in mitigation measure BIO-10 (refer to Section 4.4.6.2). Additionally, as detailed in SMC 13.08.010, the purpose of development review includes, but is not limited to, ensuring property is developed in a manner which respects the physical and environmental characteristics of each site and ensuring that each new development is designed to best comply with the intent and purpose of the zone in which the property is located and with the General Plan of the City. To that end, there are General Plan policies in the Community Enhancement and Conservation Elements of the City's General Plan that support preservation of scenic vistas. For example, future development is encouraged to preserve significant natural features, such as watercourses, ridgelines, steep canyons, and major rock outcroppings (City 2003b). Additionally, development within the TCSP area would be required to adhere to supplemental development regulations which include design guidelines for the planning area.

Overall adherence to applicable SMC development review and design requirements, in addition to proposed TCSP Objective Design Standards that relate to maximizing views of public amenities like the San Diego River, would ensure that future development would not have a substantial adverse effect on a scenic view or vista, and impacts would be less than significant.

Arts and Entertainment Neighborhood (AEN)

Similar to the TCSP area, major views visible from the AEN include the San Diego River and surrounding mountains and hillsides. Future development and redevelopment within the AEN could change the character of the area, but views of the surrounding hillsides would continue to be visible. Compliance with the General Plan, SMC, and proposed TCSP Objective Design Standards that relate to maximizing views of public amenities like the San Diego River would ensure that impacts to views of the San Diego River would be less than significant.

Housing Element Sites

Housing Element sites 16A, 16B, 20A, and 20B are largely undeveloped open lands that propose multi-family development at a higher density than current conditions.

Housing Site 16A

Housing Site 16A is currently a vacant parcel with a land use designation of Residential TC-R-30, which allows 30 to 36 dwelling units per acre (du/ac). The site is surrounded by existing development to the east and west but sits directly south of the San Diego River. Development of Site 16A could affect visibility to the San Diego River, but Site 16A is not a designated scenic resource or area intended for scenic enjoyment. Additionally, overall adherence to applicable SMC development review and design requirements, in addition to the objective design and performance standards proposed by the TCSP, such as connections to trails and open space, would ensure that future development would not have a substantial adverse effect on a scenic view or vista, and impacts would be less than significant.

Housing Site 16B

Housing Site 16B is currently a vacant parcel with a land use designation of Residential TC-R-14, which allows for 14 to 22 du/ac and is surrounded by existing development to the east, south, and west, and would be constructed south of Site 16A. While Site 16B has the potential to obstruct views of the San Diego River, overall adherence to applicable SMC development review and design requirements, in addition to proposed objective design and performance standards proposed by the TCSP, such as connections to trails and open space, would ensure that future development would not have a substantial adverse effect on a scenic view or vista, and impacts would be less than significant.

Housing Site 20B

Housing Site 20B is a mostly vacant parcel containing occasional asphalt and concrete foundations. The site has a land use designation of Residential TC-R-30. The site is surrounded by existing development to the east, south, and west, but has the potential to obstruct views of the San Diego River if buildout is completed at a taller height than Site 20A. Overall adherence to applicable SMC development review and design requirements, in addition to proposed objective design and performance standards proposed by the TCSP, such as connections to trails and open space, would ensure that future development would not have a substantial adverse effect on a scenic view or vista, and impacts would be less than significant.

2. Scenic Resources

Threshold: Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Finding: Less than significant. (Draft PEIR, pp. 4.1-13 through 4.1-14)

Explanation: **TCSP Area**

There are no designated State Scenic Highways within City limits. Only State Route (SR) 52 located west of the City is a designated State Scenic Highway, which also runs in an east-west direction approximately 2 miles east of the eastern project site boundary (California Department of Transportation [Caltrans] 2018). Distant views to portions of the TCSP are visible from SR 52.

Mission Gorge Road is designated as a Local Scenic Road in the City's General Plan (City 2003a), which establishes Mission Gorge Road Design Standards. The southern boundary of the TCSP area is immediately adjacent to Mission Gorge Road and would be visible from the roadway. Complying with the Design Standards in the General Plan and the TCSP to the maximum extent feasible would ensure that the aesthetic value of the areas adjacent to Mission Gorge Road is not impacted. Relevant objective design standards from the TCSP include orienting main front entries to the street, changing material or adding columns between multiple entries along the same frontage, and disallowing "back-of-house" uses such as refuse areas or utility closets to face the street. These standards would ensure that development visible from Mission Gorge Road would be visually interesting and site appropriate.

While development of the TCSP area could change the visual environment as viewed from surrounding locally scenic and state eligible roadways, the TCSP area is largely surrounded by urbanization and would represent infill development in a similar character to existing uses. Thus, while development would represent a visual change, it would not substantially change the predominant view of urbanization within the City. Distant views of the mountains would be retained as height limitations associated with each underlying zone would prohibit buildings of excessive height. Additionally, significant portions of the TCSP area, including the existing recreational uses north of the San Diego River and the San Diego River itself, would remain designated as open space. Impacts would be less than significant.

AEN

Similar to the TCSP area, the southern boundary of the AEN is immediately adjacent to Mission Gorge Road, therefore potentially changing the visual environment as viewed from the local scenic roadway. However, the AEN is largely surrounded by urbanization and would represent infill development, and development would comply with the Mission Gorge Road Design Guidelines. Relevant objective design standards from the TCSP include orienting main front entries to the street, changing material or adding columns between multiple entries along the same frontage, and disallowing “back-of-house” uses such as refuse areas or utility closets to face the street. These standards would ensure that development visible from Mission Gorge Road would be visually interesting and site appropriate. Distant views of the mountains would be retained as height limitations associated with each underlying zone would prohibit buildings of excessive height. Impacts would be less than significant.

Housing Element Sites

All Housing Element sites except for Site 20B would be sufficiently set back from Mission Gorge Road with intervening development such that they would not change the scenic environment as viewed from the roadway. Site 20B would be visible from Mission Gorge Road, but the site is largely surrounded by urbanization and would comply with the Mission Gorge Road Design Guidelines.

Additionally, all future development at the Housing Element sites would be subject to the requirement for Development Review consistent with SMC Chapter 13.08 which would ensure consistency with General Plan policies and applicable design and development review requirements including the objective design standards for the

TCSP area. Relevant standards include orienting main front entries to the street, changing material or adding columns between multiple entries along the same frontage, and disallowing “back-of-house” uses such as refuse areas or utility closets to face the street. These standards would ensure that development visible from Mission Gorge Road would be visually interesting and site appropriate. Application of these development review requirements would ensure protection of key scenic resources. Impacts would be less than significant.

3. Visual Character or Quality

Threshold: In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public view of the site and its surroundings?

Finding: Less than significant. (Draft PEIR, pp. 4.1-14 through 4.1-15)

Explanation: **TCSP Area**

The TCSP area is composed of vacant and non-vacant parcels in an urbanized area of the City. The TCSP creates new zoning standards for the TCSP area, including the San Diego River floodway, that would apply to new development and redevelopment activities. The TCSP also includes Objective Design Standards that strive to create a human-scale environment that is compatible with and enhances the surrounding area; specific standards include breaking up building massing, ensuring parking does not function as a standalone element, implementing pedestrian-friendly fixtures and landscaping, and preserving open space and recreational opportunities. Sign standards are also included to enhance community character and wayfinding throughout the TCSP area and assumes the ultimate relocation of the restored Santee Drive-In sign within the City-owned theater site in the Town Center Core. Future projects in the TCSP area would be reviewed for consistency with the standards and remaining applicable municipal code regulations mentioned in Section 4.1.5. No increase in density, height, bulk, or scale would occur, and the amount of protected open space in the community would not be reduced. Impacts would be less than significant.

AEN

Similar to the TCSP area, the AEN is composed of vacant and non-vacant parcels in an urbanized area of the City. The AEN would be subject to the TCSP zoning and design standards mentioned above, including breaking up building massing, ensuring parking does not function as a standalone element, implementing pedestrian-friendly

fixtures and landscaping, and preserving open space and recreational opportunities. Future projects would be reviewed for consistency with the standards and remaining applicable municipal code regulations mentioned in Section 4.1.5. No increase in density, height, bulk, or scale would occur, and the amount of protected open space in the community would not be reduced. Impacts would be less than significant.

Housing Element Sites 16A, 16B, and 20B

Development with residential at the Housing Element sites could affect the visual character and quality of views toward the San Diego River. However, development would be subject to development review consistent with SMC Chapter 13.08 which would ensure consistency with General Plan policies and applicable design and development review requirements including supplemental development regulations. Relevant Objective Design Standards from the TCSP include breaking up building massing, ensuring parking does not function as a standalone element, implementing pedestrian-friendly fixtures and landscaping, and preserving open space and recreational opportunities, as detailed in Section 4.1.2.3.

4. Light and Glare

Threshold: Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Finding: Less than significant. (Draft PEIR, pp. 4.1-16)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

Development of the TCSP area, AEN, and Housing Element sites could introduce new sources of light and glare from increased development intensity. However, the TCSP area is in an urbanized area and light introduced with new development would be similar to existing sources of light. Additionally, development of the Housing Element sites would be required to comply with SMC standards related to light and glare (Chapter 13.08.070(G)), which requires that outdoor lighting be directed away from adjacent properties and set in a way to avoid any detriment to the surrounding area. Additionally, the Community Enhancement Element includes the standard for lighting and signage to minimize spillover of lighting through use of directional, cut-off and nonglare fixtures. General Plan policies would be implemented through the required development review process. Impacts would be less than significant.

B. AGRICULTURE AND FORESTRY RESOURCES

1. Farmland Conversion

Threshold: Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide significance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Finding: No impact. (Draft PEIR, p. 4.2-6)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

While parts of the TCSP area, AEN, and Housing Element sites contain land that qualify as Farmland of Local Importance, no portion of the project area has been used as farmland since at least 1980, when aerial imagery shows that the Town Center area was graded, likely in preparation for the further urban development seen in 1995 and 2000 aerial photographs (HELIX 2024b). The project area is planned for urban development in the City of Santee General Plan and has been zoned for urban uses since the 1986 TCSP was adopted. Although the areas designated as Farmland of Local Importance have generally remained vacant and filled with dirt, standing water, or sparse vegetation, some portions of the areas and surrounding sites have been developed with urban uses. No agricultural uses have reemerged on the project site since farming ceased in the late 1900s, as visible in more recent aerial imagery. Because there are no current or planned agricultural uses in the project area, the proposed project would not result in impacts to conversion of farmland in the TCSP area, AEN, or Housing Element sites. Impacts would be less than significant.

2. Agricultural Zoning

Threshold: Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Finding: No impact. (Draft PEIR, p. 4.2-7)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

No zoning or land use designations that are focused on agricultural use occur within the boundaries of the TCSP area, AEN, or Housing Element sites. Agricultural uses are allowed under special circumstances in the park/open space land associated with the San Diego River, but no agricultural uses exist or are planned for the area according to the TCSP. There are no recent or current Williamson Act

contract lands within the project site. There would be no conflicts with agricultural zoning or Williamson Act contracts in the TCSP area, AEN, or Housing Element sites as a result of the proposed project.

3. Forestland Zoning

Threshold: Would the Project 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))?

Finding: No impact. (Draft PEIR, p. 4.2-7)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

The TCSP area, AEN, and Housing Element sites do not contain any areas zoned as Timberland or Timberland Production. Therefore, no associated impacts in the TCSP area, AEN, or Housing Element sites would result from the implementation of the proposed project.

4. Loss or Conversion of Forest Land

Threshold: Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

Finding: No impact. (Draft PEIR, p. 4.2-8)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

The TCSP area, AEN, and Housing Element sites do not contain any areas identified as forest resources under California Department of Forestry and Fire Protection ([CAL FIRE] 2024) or City policies and guidelines. Therefore, no associated impacts to forest land in the TCSP area, AEN, or Housing Element sites would result from implementation of the proposed project.

5. Conversion of Farmland or Forestland

Threshold: Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Finding: No impact. (Draft PEIR, p. 4.2-8)

Explanation: TCSP Area, AEN, and Housing Element Sites

Based on the previous impact discussions and that no active Farmland or Forest land exists or is zoned in the vicinity of the project area, the project would not result in conversion of Farmland or Forest land within, or in the vicinity of, the TCSP area, AEN or Housing Element sites, and no associated farmland conversion impacts would occur from the implementation of the proposed project.

C. AIR QUALITY

1. Consistency with Air Quality Plans

Threshold: Would the project conflict with or obstruct the implementation of the applicable air quality plan, i.e., the San Diego Regional Air Quality Strategy (RAQS)?

Finding: Less than significant. (Draft PEIR, pp. 4.3-13 through 4.3-15)

Explanation: The Attainment Plan outlines the San Diego Air Pollution Control District's (SDAPCD's) plans and control measures designed to attain the National Ambient Air Quality Strategy (NAAQS) for ozone. In addition, the SDAPCD relies on the State Implementation Plan (SIP), which includes the SDAPCD's plans and control measures for attaining the ozone NAAQS. These plans accommodate emissions from all sources, including natural sources, through implementation of control measures, where feasible, on stationary sources to attain the standards. Mobile sources are regulated by the U.S. Environmental Protection Agency (USEPA) and California Air Resources Board (CARB), and the emissions and reduction strategies related to mobile sources are considered in the Attainment Plan and SIP.

The Attainment Plan relies on information from CARB and San Diego Association of Governments (SANDAG), including projected growth in the County and mobile, area, and all other source emissions, to project future emissions and determine the strategies necessary for the reduction of stationary source emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population and vehicle trends and land use plans developed by cities and the County. As such, projects that propose development consistent with the growth anticipated by the local general plans would be consistent with the Attainment Plan. If a project proposes development which is less dense than anticipated within the applicable General Plan, the project would likewise be consistent with the Attainment Plan. If a project proposes

development that is greater than that anticipated in the applicable General Plan and SANDAG's growth projections upon which the Attainment Plan is based, the project may be in conflict with the Attainment Plan and SIP and may have a potentially significant impact on air quality. This situation would warrant further analysis to determine if the project and the surrounding projects exceed the growth projections used in the Attainment Plan for the specific subregional area.

TCSP Area

As described above, the Attainment Plan and San Diego RAQS outlines the steps needed to accomplish attainment of NAAQS and California Ambient Air Quality Standards (CAAQS) by the earliest practicable date. Projects that would be consistent with adopted land use designations would not conflict with the Attainment Plan or RAQS. Projects that would not be consistent with the land uses may be inconsistent with the Attainment Plan or RAQS and warrant further analysis to determine consistency. If it can be demonstrated that changes in land uses would generate fewer air emissions than land uses that are consistent with adopted land use designations, the changes would not conflict with the Attainment Plan or RAQS.

The project would result in a comprehensive update to the existing TCSP involving expanding the TCSP area by 42 acres, updating the boundaries of the TCSP districts to create five neighborhoods within the TCSP, and identifying potential future residential and non-residential development potential within the TCSP area. Although development regulations and design criteria in the proposed TCSP would replace the current TCSP regulations, development densities and intensities currently allowed throughout the TCSP area would not be increased by the project. As a result, the project would not increase the amount of vehicle traffic expected to be generated in the City. Similarly, the project would not result in an increase in the average vehicle miles traveled (VMT) per capita. As buildout of the project would not result in an increase in anticipated development or traffic generation over what would occur under buildout of the adopted zoning and land use designations, the project would not result in an increase in emissions that are not already accounted for in the Attainment Plan or RAQS. Therefore, buildout of the TCSP would not exceed the assumptions used to develop the Attainment Plan or RAQS, and impacts would be less than significant.

AEN

The TCSP would involve updated development standards and land use allowances with the AEN. However, because there is no change to allowed densities and intensities compared to existing zoning, buildout of the project would not result in traffic generation over what would occur under buildout of the adopted zoning and land use designations. Therefore, the project would not result in an increase in emissions that are not already accounted for in the Attainment Plan or RAQS. Therefore, buildout of the AEN would not exceed the assumptions used to develop the Attainment Plan or RAQS, resulting in a less than significant impact.

Housing Element Sites

The project assumes the development of Housing Element sites 16A, 16B, 20A, and 20B consistent with the densities and intensities allowed by existing zoning, the 2021-2029 Housing Element, and state density bonus law. When compared to the existing zoning and land use designations, the project would not increase the development potential allowed at the four Housing Element sites, which would also not increase the projected amount of vehicle traffic generated in the City. The project would not increase the amount of projected traffic in the City and would not result in an increase in the average VMT per capita. As buildout of the project would not result in an increase in development or traffic generation over what would occur under buildout of the adopted zoning and land use designations, the project would not result in an increase in emissions that are not already accounted for in the Attainment Plan or RAQS.

Future development within Housing Element sites 16A, 16B, 20A, and 20B would not result in an increase in development or an increase in traffic generation over what would occur under buildout of the adopted zoning and land use designations and would therefore not result in an increase in emissions. Therefore, buildout of Housing Element sites 16A, 16B, 20A, and 20B would not exceed the assumptions used to develop the Attainment Plan or RAQS, resulting in a less than significant impact.

2. Cumulative Net Increases of Criteria Pollutants

Threshold: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Finding: Less than significant. (Draft PEIR, pp. 4.3-15 and 4.3-19)

Explanation: **Housing Element Sites**

Construction

The Housing Element sites' temporary construction emissions were estimated using the California Emissions Estimator Model (CalEEMod) as described in Section 4.3.4.1. The project's temporary construction-related criteria pollutant and precursor emissions would be below the SDAPCD's emission thresholds, including for those pollutants for which the San Diego Air Basin (SDAB) is non-attainment (volatile organic compounds [VOC], nitrogen oxides [NO_x], particulate matter [PM₁₀ and PM_{2.5}]). Therefore, the project's construction activities would not result in a cumulatively considerable net increase of pollutant criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standards (AAQS). Construction-related impacts would be less than significant for the Housing Element sites when considered together and, therefore, also less than significant for each of the Housing Element sites.

Operation

The long-term maximum daily operational emissions generated by the Housing Element sites were estimated using CalEEMod as described in Section 4.3.4.2. The long-term emissions of criteria pollutants and precursors generated by the Housing Element sites would not exceed the SDAPCD daily screening thresholds, including for those pollutants for which the SDAB is non-attainment (VOC, NO_x, PM₁₀, PM_{2.5}). Therefore, the Housing Element sites' operational activities would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state AAQS. Therefore, operational impacts would also be less than significant for each of the Housing Element sites.

3. Sensitive Receptors

Threshold: Would the project expose sensitive receptors to substantial pollutant concentrations?

Finding: Less than significant. (Draft PEIR, pp.4.3-19 through 4.3-22)

Explanation: **TCSP Area, AEN and Housing Element Sites**

Localized Carbon Monoxide (CO) Hotspots

CO concentration is a direct function of motor vehicle activity (e.g., idling time and traffic flow conditions) particularly during peak commute hours and meteorological conditions. Under specific meteorological conditions (e.g., stable conditions that result in poor dispersion), CO concentrations may reach unhealthy levels with respect to local sensitive land uses such as residential areas, schools, and hospitals.

A CO hotspot is an area of localized CO pollution caused by severe vehicle congestion on major roadways, typically near intersections. If a project increases average delay at signalized intersections operating at level of service (LOS) E or F or causes an intersection that would operate at LOS D or better without the project to operate at LOS E or F with the project, a quantitative screening is recommended.

The project includes several transportation projects including adding new multi-use pathways and bike routes to existing roadways as well as identifying roadway connections throughout the TCSP area and AEN. The TCSP identifies improvements along portions of existing Cuyamaca Street and Riverview Parkway, and identifies new roadway connections including Riverview Parkway, Cottonwood Avenue, Main Street, and Walker Trails Drive. The roadway improvements on Cuyamaca Street and Riverview Parkway would contribute to the multimodal transportation network by providing new bicycle and pedestrian facilities on those roadways, which would promote non-auto use. Additionally, the proposed roadway connections along Riverview Parkway, Cottonwood Avenue, Main Street, and Walker Trails Drive would provide direct connections through the TCSP area and AEN, as well as onto major arterial roadways and would improve traffic congestion in the area. The transportation projects identified in the TCSP meet the City's VMT screening criteria of "closing gaps in the transportation network" and/or "adding new or enhanced bicycle or pedestrian facilities on existing streets" and are presumed not to increase vehicle travel or intersection delay. Therefore, air quality impacts related to the exposure of sensitive receptors to substantial CO concentrations due to project traffic would be less than significant for the TCSP, AEN and Housing Element sites.

Exposure to Toxic Air Contaminants (TACs)

In addition to impacts from criteria pollutants, project impacts may include emissions of pollutants identified by the state as TACs. State law has established the framework for California's TAC identification and control program, which is generally more stringent than the federal program. The state has formally identified more than 200 substances as TACs and is adopting appropriate control measures for their sources. The greatest potential for TAC emissions during construction would be emissions of diesel particulate matter (DPM) from heavy equipment operations and heavy-duty trucks. The following measures are required by state law to reduce DPM emissions:

- Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-use Off-road Diesel Vehicles (13 CCR 2449), the purpose of which is to reduce DPM and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.
- All commercial diesel vehicles are subject to Title 13, Section 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

Health effects from carcinogenic air toxics are usually described in terms of cancer risk. SDAPCD Rule 1200 establishes acceptable risk levels and emission control requirements for new and modified facilities that may emit additional TACs. Under Rule 1200, permits to operate may not be issued when emissions of TACs result in an incremental cancer risk greater than 1 in 1 million without application of Toxics Best Available Control Technologies (T-BACT), or an incremental cancer risk greater than 10 in 1 million with application of T-BACT. "Incremental cancer risk" is the net increased likelihood that a person continuously exposed to concentrations of TACs resulting from a project over a 9-, 30-, and 70-year exposure period will develop cancer based on the use of standard Office of Environmental Health Hazard Assessment (OEHHA) risk methodology.

Generation of DPM from construction projects typically occurs in a localized area (e.g., near locations with multiple pieces of heavy construction equipment working in close proximity) for a short period of time. Because construction activities and subsequent emissions vary depending on the phase of construction, the construction-related

emissions to which nearby receptors are exposed to would also vary throughout the construction period. Concentrations of DPM emissions are typically reduced by 70 percent at approximately 500 feet (CARB 2005).

The dose of TACs to which receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance in the environment and the extent of exposure a person has with the substance; a longer exposure period to a source of emissions would result in higher health risks. Current models and methodologies for conducting cancer health risk assessments are associated with longer-term exposure periods (typically 30 years for individual residents based on guidance from OEHHA) and are best suited for evaluation of long duration TAC emissions with predictable schedules and locations. These assessment models and methodologies do not correlate well with the temporary and highly variable nature of construction activities.

Cancer potency factors are based on animal lifetime studies or worker studies where there is long-term exposure to the carcinogenic agent. There is considerable uncertainty in trying to evaluate the cancer risk from projects that will only last a small fraction of a lifetime (OEHHA 2015). Moreover, as shown in Table 4.3-7, maximum daily particulate matter (i.e., PM₁₀ or PM_{2.5}) emissions generated by construction equipment operation and haul-truck trips during construction (exhaust particulate matter, or DPM), combined with fugitive dust generated by equipment operation and vehicle travel, would be well below the SDAPCD screening-level thresholds. Considering this information, and the fact that any concentrated use of heavy construction equipment would occur at various locations throughout the project site only for short durations, construction of the project would not expose sensitive receptors to substantial DPM concentrations, and the impact would be less than significant.

Additionally, CARB has published the *Air Quality and Land Use Handbook: A Community Health Perspective* (CARB 2005), which identifies certain types of facilities or sources that may emit substantial quantities of TACs and therefore could conflict with sensitive land uses, such as “schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities.” The *Air Quality and Land Use Handbook: A Community Health Perspective* is a guide for siting new sensitive land uses. The enumerated facilities or sources include the following:

- High-traffic freeways and roads,
- Distribution centers,
- Rail yards,
- Ports,
- Refineries,
- Chrome plating facilities,
- Dry cleaners, and
- Large gas dispensing facilities.

CARB recommends that sensitive receptors not be located downwind or in proximity to such sources to avoid potential health hazards.

The project would not include any of the previously listed land uses, so it would not expose visitors, residents, or employees of the project to TAC emissions from these sources. Impacts would be less than significant for the TCSP, AEN, and Housing Element sites.

4. Odors

Threshold: Would the project result in other emissions (such as those leading to odors) affecting a substantial number of people?

Finding: Less than significant. (Draft PEIR, pp.4.3-22 through 4.3-23)

Explanation: **TCSP Area, AEN and Housing Element Sites**

In the context of land use planning, one of the most important factors influencing the potential for an odor impact to occur is the distance between the odor source and receptors. The City considers prudent land use planning as the key mechanism to avoid odor impacts. The greater the distance between an odor source and receptor, the less concentrated the odor emission would be when it reaches the receptor. Odors can be generated from a variety of source types including both construction and operational activities. Although less common, construction activities that include the operation of a substantial number of diesel-fueled construction equipment and heavy-duty trucks can generate odors from diesel exhaust emissions. A project's operations, depending on the project type, can generate a large range of odors that can be considered offensive to receptors. Examples of common land use types that typically generate significant odor impacts include, but are not limited to the following:

- Wastewater treatment plants
- Sanitary landfills
- Composting/green waste facilities
- Recycling facilities
- Petroleum refineries
- Chemical manufacturing plants
- Painting/Coating operations
- Rendering plants
- Food packaging plants

When land uses such as these or other odor-generating land uses are sited proximate to sensitive receptors, odor impacts may occur and further analysis of the nature of the odor source, the prevailing wind patterns, number of potentially effected receivers and other considerations would be warranted.

Existing sources of odors in the City include the Sycamore Landfill and a water reclamation plant. However, these uses are located one mile or more from the TCSP area and would not result in odors affecting a substantial number of people.

Emissions from construction equipment, such as diesel exhaust, and VOCs from architectural coatings and paving activities may generate odors; however, these odors would be temporary, intermittent, and not expected to affect a substantial number of people. Additionally, noxious odors would be confined to the immediate vicinity of construction equipment. By the time such emissions reach a receptor (e.g., people in residential units, day care centers, schools, nursing homes), they would be diluted to well below any level of air quality concern. Therefore, construction would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and impacts would be less than significant.

Once operational, future development implemented under the project would include residential and associated commercial uses that are generally not a source of objectionable odors. Therefore, project operation would not result in odors affecting a substantial number of people, and impacts would be less than significant for the TCSP area, AEN, and Housing Element sites.

D. BIOLOGICAL RESOURCES

1. Wetlands

Threshold: Would the project have a substantial adverse effect on wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Finding: Less than significant. (Draft PEIR, p. 4.4-35)

Explanation: **Housing Element Sites 16B, 20A, and 20B**

No impact to wetlands is anticipated to occur in Housing Element sites 16B, 20A, and 20B. The Housing Element sites 16B, 20A, and 20B would result in impacts to disturbed habitat and developed land, which are not considered sensitive natural communities. Impacts to non-sensitive vegetation communities are not considered significant and, therefore, do not require mitigation.

2. Wildlife Corridors

Threshold: Would the project 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?

Finding: Less than significant. (Draft PEIR, p. 4.4-36)

Explanation: **TCSP Area and AEN**

The TCSP and AEN contain areas associated with the San Diego River and its tributaries. While the City of Santee Draft Subarea Plan identifies the San Diego River as a regionally significant wildlife movement corridor, the City of Santee Draft Subarea Plan shows the TCSP area and AEN development areas as being located outside of the Preserve. Retention of the river corridor as Open Space consistent with the TCSP and the implementation of Objective Design Standards related to Bird Friendly Design would ensure no impact to wildlife corridors would occur associated with the TCSP or AEN.

Housing Element Sites

Sites 16A, 16B, 20A, and 20B are primarily surrounded by developed land. Although sites 16A and 16B are bounded, in part, by undeveloped land, they do not meet the criteria for a wildlife movement corridor as they are restricted by roads and other

development. Additionally, they are not identified as a wildlife movement corridor in the City of Santee Draft Subarea Plan. No impact to wildlife corridors would occur within the Housing Element sites.

E. ENERGY

1. Energy Consumption

Threshold: Would the Project result in potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Finding: Less than significant. (Draft PEIR, pp. 4.6-10 through 4.6-13)

Explanation: **TCSP Area and AEN**

Construction

Construction grading and construction activities consume energy through the operation of heavy off-road equipment, trucks, and worker traffic. At the program-level, it is too speculative to quantify total construction-related energy consumption of future development in the TCSP area and AEN, either in total or by fuel type. Energy used during future construction of the project areas is not considered significant given typical energy use associated with the type of development proposed and short-term nature of the energy consumption. There are no conditions in the project areas that would require non-standard equipment or construction practices that would increase fuel-energy consumption above typical rates. Consistent with state requirements, all construction equipment would meet CARB Tier 3 In-Use Off-Road Diesel Engine Standards. Engines are required to meet certain emission standards, and groups of standards are referred to as Tiers. A Tier 0 engine is unregulated with no emission controls, and each progression of standard level (i.e., Tier 1, Tier 2, Tier 3, etc.) generate lower emissions, use less energy, and are more advanced technologically than the previous tier. CARB's Tier 3 In-Use Off-Road Diesel Engine Standards requires that construction equipment fleets become cleaner and use less energy over time. Therefore, the project would not result in a wasteful and inefficient use of energy resources during the construction of future development, and impacts would be less than significant.

Operation

Long-term operational energy use associated with buildout of the TCSP area and AEN includes fuel consumption of vehicles; electricity and natural gas consumption by residents and commercial operations, and energy consumption related to obtaining water. Anticipated housing will be multi-family housing which is a more efficient way to provide housing than lower density single-family development. Although the project would provide capacity for future housing and non-residential development that could increase energy use, energy demand of future development within urbanized infill areas would be consistent with energy demand for development within other cities in the region and would not be associated with inefficient or wasteful energy use. Implementation of the project would not result in any unusual characteristics that would result in excessive long-term operational building energy demand. Future development associated with implementation of development in the TCSP area and AEN would be subject to compliance with the California Building Code (CBC) Title 24 which aims to reduce excessive and inefficient energy use. The CBC is regularly updated and includes higher energy-efficiency standards in comparison to other states. Individual development projects in the City would be required to comply with applicable federal, state, and local energy and building regulations, including the requirements of the Sustainable Santee Plan.

Housing Element Sites

Construction

Energy consumed for construction of the Housing Element sites would primarily consist of fuels in the form of diesel and gasoline. Fuel consumption would result from: the use of on-road trucks for the transportation of construction materials and water; construction worker vehicles traveling to and from the project site; and from the use of off-road construction equipment. A complete description of the project construction equipment use and vehicle trips is included in Appendix G.

While construction activities would consume petroleum-based fuels, consumption of such resources would be temporary and would cease upon the completion of construction. The petroleum consumed during project construction would be typical of similar residential projects and would not require the use of new petroleum resources beyond those typically consumed in California annually for construction activities. The proposed project would be required to comply with CARB's Airborne Toxics Control Measure, which restricts heavy-duty diesel

vehicle idling time to no more than five minutes. Furthermore, the project's construction practices would be typical, and would not require specialized construction equipment or otherwise present unusual circumstances in which substantial amounts of fuel would be required. Based on these considerations, construction of the Housing Element sites would not result in wasteful, inefficient, or unnecessary consumption of energy resources and the impact would be less than significant.

Operation

During long-term operation of the Housing Element sites, energy would be consumed in the form of diesel and gasoline used by vehicles traveling to and from the project site; electricity required to source and treat water used by the project; and electricity and natural gas used directly by the project. The project would result in a net increase in annual energy consumption of approximately 110,038 million British thermal units. While the proposed project would result in the consumption of energy, the increase would be consistent overall with the energy projections for the state and the region to meet the demands of anticipated future residential growth in the state and region. Implementation of the project would not require the construction of new regional facilities and sources of energy.

Electricity and Natural Gas

The project does not involve any unusual characteristics that would result in excessive long-term operational demand for electricity or natural gas. The applicable state plans that address renewable energy and energy efficiency are the California Green Building Standards Code (CALGreen), the California Energy Code, and Renewable Portfolio Standard (RPS), and the applicable local plan is the General Plan and Sustainable Santee Plan. All future development projects would be required to meet the mandatory energy requirements of 2022 CALGreen and the 2022 California Energy Code, at a minimum. The project would not conflict with or obstruct implementation of CALGreen and the California Energy Code, or with San Diego Gas & Electric's (SDG&E's) implementation of RPS. Project adherence with state and federal regulations and the Sustainable Santee Plan goals will guide reductions in the City's collective long-term operational energy use. Impacts relative to the inefficient, wasteful, or unnecessary consumption of energy would be less than significant.

Transportation

Buildout of the Housing Element sites would consume energy associated with transportation uses. Trips by individuals traveling to and from the project area would largely rely on passenger vehicles or public transit. Passenger vehicles would be powered by gasoline, diesel, and electricity. Public transit would be powered by diesel or natural gas, and could potentially be fueled by electricity, as is the case with the Copper Line Trolley that terminates within one-half mile of sites 16A and 16B. As discussed in Section 4.16, the project would result in a less than significant transportation impact. The TCSP prioritizes pedestrian-oriented development through the provisions of a mixed-use design, multi-use pathways, trail connectivity, bike lanes, and access to public transit. These measures would reduce reliance on passenger vehicles for travel within the Housing Element sites, further minimizing VMT and energy consumption. Impacts would be less than significant.

2. State or Local Plans

Threshold: Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Finding: Less than significant. (Draft PEIR, pp. 4.6-13)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

The proposed TCSP area, AEN, and Housing Element sites would comply with applicable energy standards and regulations during construction and would be built and operated in accordance with existing, applicable building regulations at the time of construction, as mandated by Title 24 energy efficiency standards. The project would not conflict with or obstruct implementation of CALGreen or with SDG&E's implementation of RPS. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

F. GEOLOGY AND SOILS

1. Seismic Hazards and Unstable Geology

Threshold: Would the project 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 (refer to Division of Mines and Geology Special Publication 42); (ii) strong seismic ground shaking? (iii) seismic-related ground failure, including liquefaction; or (iv) landslides?

Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Finding: Less than significant. (Draft PEIR, pp. 4.7-10 through 4.7-12)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

Fault Rupture

Geologic conditions are similar across the TCSP area, AEN, and Housing Element sites. As a result, this analysis addresses the three project elements together. The City is not located within an earthquake fault zone as delineated on the most recent Alquist-Priolo Fault Zoning Map, and no active or potentially active faults are known to occur within or adjacent to the City; however, like all other areas in California, the City is subject to periodic seismic shaking due to earthquakes along remote or regional active faults. Thus, all development within the TCSP area, AEN, and Housing Element sites would be susceptible to damage due to the seismically active nature of the region. However, future development, whether discretionary or by-right, would be required to comply with the City's General Plan Safety Element policies identified in Section 4.7.2.3.

The above policies are implemented through Section 11.40.130 of the SMC which specifies that a preliminary soils engineering report must be submitted with the application for a grading permit. A preliminary geological investigation and report is required for all land development projects designated as Group II or III as defined in the Safety Element. Additionally, as shown in Figure 4.7-3, the project area is in an area with liquefaction potential. As a result, a geotechnical investigation, geologic investigation, and seismic hazard study would be required for future projects in the TCSP area, AEN, and Housing Element sites. In addition, conformance to building construction standards for seismic safety within the CBC would ensure that new structures would be able to withstand seismic events within the City. Specifically, the CBC provides minimum standards relating to building design and construction to protect structural damage and hazards that could occur from seismic shaking. Therefore, adherence to General Plan Safety Element policies, the SMC, and the CBC would ensure that future development within the

TCSP area, AEN, and Housing Element sites would not cause substantial adverse effects associated with fault rupture, and impacts would be less than significant.

Ground Shaking

As described in Section 4.7.4.1 above, no active or potentially active faults are known to occur within or adjacent to the City, however, like all other areas in California, the City is subject to periodic seismic shaking due to the earthquakes along remote or regional active faults. Thus, all development within the TCSP area, AEN, and Housing Element sites would be susceptible to damage due to the seismically active nature of the region. The project would increase the allowable number of people and structures that could be exposed to ground shaking during a seismic event. However, future development, whether discretionary or by right, would be required to comply with General Plan Safety Element policies and the SMC requirements described in Section 4.7.4.1 above. In addition, conformance to building construction standards for seismic safety within the CBC would ensure that new structures would be able to withstand seismic events within the TCSP area, AEN, and Housing Element sites. Therefore, adherence to General Plan Safety Element policies, the SMC, and the CBC would ensure that future development within the TCSP area, AEN, and Housing Element sites would not cause substantial adverse effects associated with ground shaking, and impacts would be less than significant.

Liquefaction and Landslide

Areas having the potential for earthquake-induced landslides generally occur within areas of previous landslide movement, or where local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacement. Debris flows are caused by high rainfall, steep slopes, loss of vegetation cover, and thick overburden. Within the City, the soil deposits that may be susceptible to liquefaction are the alluvial soils found in the San Diego River and its deeper tributary channels. The general extent of the areas identified for liquefaction potential are shown on Figure 4.7-3. Because of their proximity to the San Diego River, the TCSP area, AEN, and Housing Element sites are all within an area identified as having liquefaction potential.

Landslides, or landslide prone material, exist predominantly in the northern portion of the City, generally below the 600-foot elevation. Some of this area has been previously altered to remediate the potential effects of slope instability. Compressible and expansive soils

(primarily in Friars Formation slopes) and shallow groundwater are in the Sycamore Canyon Creek drainage (City 2020a). Areas of potential landslide are shown in Figure 4.7-3. The TCSP, AEN, and Housing Element sites are in the southern portion of the City and not located within a landslide susceptible area.

All future development, whether discretionary or by-right, would be required to comply with the General Plan Safety Element policies and the SMC requirements described in Section 4.5.5.1.a above. In addition, conformance to building construction standards for seismic safety within the CBC would ensure that new structures would be able to withstand seismic events within the City. Therefore, adherence to Safety Element policies, the SMC, and the CBC would ensure that future development within the TCSP area, AEN, and Housing Element sites would not cause substantial adverse effects associated with liquefaction or landslide, and impacts would be less than significant.

2. Soil Erosion

Threshold: Would the Project result in substantial soil erosion or the loss of topsoil?

Finding: Less than significant. (Draft PEIR, p. 4.7-12)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

Geologic conditions are similar across the TCSP area, AEN, and Housing Element sites. As a result, this analysis addresses the three project elements together. Grading, excavation, demolition, and construction activities associated with the TCSP area, AEN, and Housing Element sites would increase the potential to expose topsoil to erosion. While graded or excavated areas and fill materials would be stabilized through efforts such as compaction and installation of hardscape and landscaping, erosion potential would be higher during construction activities as individual project sites are built out. Erosion and sedimentation would primarily be a concern during construction phases as future developed areas would be stabilized through the installation of hardscape, landscaping, or native revegetation as appropriate. Future development would also incorporate long-term water quality controls pursuant to the most current storm water standards including the National Pollutant Discharge Elimination System (NPDES) Municipal Permit requirements. Measures implemented to avoid or reduce erosion and sedimentation effects are discussed in Section 4.10. Short-term erosion and sedimentation impacts would be addressed through conformance with the NPDES

and associated SMC requirements (Title 9, Chapter 9.06 Stormwater Management and Discharge Control). These regulations require erosion and sedimentation control during construction and implementation of best management practices to avoid erosion and off-site drainage. Therefore, adherence to applicable SMC requirements would ensure that future development would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant for the TCSP, AEN, and Housing Element sites.

3. **Expansive Soils**

Threshold: Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?

Finding: Less than significant. (Draft PEIR, p. 4.7-13)

Explanation: **TCSP Area**

The TCSP area is underlain by sandy loam south of the San Diego River and riverwash, water, clay, loam, and sandy loam north of the San Diego River. Soils with relatively high fines content (clays dominantly) are generally considered expansive or potentially expansive. Development within these soils could result in a significant impact due to the soil's inability to support the proposed structures, especially during major rain events and/or flash floods. The presence of clay would require future development within the northern section of the TCSP area to adhere to SMC requirements for project-specific geotechnical reports that would ensure site-specific measures are implemented to ensure safe building construction in areas with expansive soils. These reports would provide guidance for the inclusion of proper site planning, design, and construction measures to avoid unfavorable conditions. Adherence to SMC requirements would ensure that future development would not create substantial direct or indirect risks associated with expansive soils, and impacts would be less than significant.

AEN

The AEN is underlain by sandy loam south of the San Diego River and riverwash, water, clay, loam, and sandy loam north of the San Diego River. Adherence to SMC requirements described above would ensure that future development would not create substantial direct or indirect risks associated with expansive soils, and impacts would be less than significant.

Housing Element Sites

The Housing Element sites are underlain by sandy loam and riverwash, which are not generally considered expansive or potentially expansive. Impacts would be less than significant.

4. Septic Tanks or Alternative Wastewater Disposal

Threshold: Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Finding: No impact. (Draft PEIR, p. 4.7-14)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

Due to the urban and built out nature surrounding the TCSP area, AEN, and the Housing Element sites, there is no expectation that septic tanks or alternative wastewater disposal systems would be part of any future development proposal. All sites would be served by Padre Dam Municipal Water District for wastewater service. No impacts would occur.

G. GREENHOUSE GAS EMISSIONS

1. Greenhouse Gas Emissions

Threshold: Would the project result in greenhouse gas (GHG) emissions that may have a significant impact on the environment?

Finding: No impact. (Draft PEIR, p. 4.8-19 through 4.8-24)

Explanation: **TCSP and AEN**

The project would result in a comprehensive update to the existing TCSP involving expanding the TCSP area by 42 acres, updating the boundaries of the TCSP districts to create five neighborhoods within the TCSP, and identifying potential future residential and non-residential development potential within the TCSP area. Future development allowed throughout the TCSP area would not be increased by the project; however, development regulations and criteria in the proposed TCSP would replace the current TCSP. As a result, the project would not increase the amount of vehicle traffic expected to be generated in the City. Similarly, the project would not increase the amount of traffic in the City and would not result in an increase in the average VMT per capita. As buildout of the project would not result in an increase in anticipated development or traffic

generation over what would occur under buildout of the adopted zoning and land use designations, the project would not result in an increase in emissions that are not already accounted for in the Sustainable Santee Plan.

The Sustainable Santee Plan includes 10 goals across 5 categories. The proposed project consists of a comprehensive update to the TCSP to modify or establish new land use designations, land uses, development standards, and conceptual guidelines that would apply to future development within the TCSP area. The project is not proposing specific development that could be demonstrated as incorporating measures related to building space, energy use, or utilities; however, the project would not inhibit the City from implementing these measures or achieving these goals. The project includes several transportation projects which would be consistent with Goals 6 and 8 within the Transportation category, as detailed in Table 4.8-9, *Project Consistency with Sustainable Santee Plan Measures*.

The transportation projects identified in the TCSP meet the City's VMT Analysis Guidelines screening criteria of "closing gaps in the transportation network" and/or "adding new or enhanced bicycle or pedestrian facilities on existing streets" and are presumed not to increase vehicle travel. The transportation projects identified in the TCSP are intended to increase pedestrian and bicycle safety and connection within the TCSP area to aid in the reduction of VMT and mobile source emissions. The majority of the TCSP area, including the AEN, is located within a designated Transit Priority Area (TPA). By placing these uses within a TPA, the project would implement the Sustainable Santee Plan strategies by focusing projected future growth into mixed-use and multiple-use activity centers that are pedestrian- and bicycle-friendly and linked to transit. Increasing residential and commercial density in transit corridors and within a TPA would support the City in achieving the GHG emissions reduction targets of the Sustainable Santee Plan, and thus, impacts associated with GHG emissions would be less than significant.

2. Policies, Plans, and Regulations Intended to Reduce GHG Emissions

Threshold: Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs?

Finding: Less than significant. (Draft PEIR, pp. 4.8-24 through 4.8-25)

Explanation: **TCSP Area and AEN**

There are numerous State plans, policies, and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020, which the State achieved. SB 32 and AB 1279 require further reductions of 40 percent below 1990 levels by 2030 and 85 percent below 1990 levels by 2045, respectively. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the Low-Carbon Fuel Standard, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, compliance at the project level is not addressed. Therefore, the proposed project would not conflict with those plans and regulations.

Future projects within the TCSP area and AEN must also be constructed in accordance with the energy-efficiency standards, water reduction goals, and other standards contained in the applicable Title 24 Part 6 Building Energy Efficiency Standards and Part 11 CALGreen Building Standards. The Sustainable Santee Plan was developed to ensure community-wide GHG emissions in Santee would meet the state's 2030 GHG reduction goal mandated by SB 32, thereby demonstrating progress towards achieving the 2045 reduction goal established by AB 1279. Therefore, because the project would be consistent with the Sustainable Santee Plan, as discussed in Section 4.8.5.1, the project would not conflict with state GHG reduction plans developed to achieve the goals, including the CARB Scoping Plan.

H. HAZARDS AND HAZARDOUS MATERIALS

1. Routine Use, Transport, and Disposal

Threshold: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Finding: Less than significant. (Draft PEIR, pp. 4.9-16 through 4.9-19)

Explanation: **TCSP area, AEN, and Housing Element Sites**

Future grading or construction has the potential to impact directly or indirectly the public or environment through such activities. Figure 4.9-1 identifies GeoTracker cleanup sites throughout the City. As

described in Section 4.9.1.2, none of the existing cleanup sites are located within or adjacent to the TCSP area, AEN, or Housing Element sites; however, future development in these areas may result in the transport of hazardous materials during construction (e.g., asbestos-containing materials [ACMs], lead-based paints [LBPs], and/or contaminated soils). This transport would be limited in duration and would be required to comply with all applicable State and local regulatory measures associated with handling and transport of contaminated or potentially contaminated materials. Additionally, City implementation of General Plan Safety Element Policies (refer to Section 4.9.2.4) supports implementation of Citywide safety measures associated with hazardous materials handling. Future development within the TCSP area, AEN, and Housing Element sites would be required to adhere to extensive regulations related to hazardous materials handling and transport. Additionally, implementation of the City's development review process would ensure site specific consideration and regulation of the potential for storage, handling, and use of hazardous materials.

Future residential development would not involve the ongoing or routine use of substantial quantities of hazardous materials during operations. Only small quantities of hazardous materials associated with household hazards would be anticipated to occur. Mixed-use development and commercial development would likewise be associated with common hazardous materials such as cleaning solvents, fertilizers, pesticides, and other materials used in the regular maintenance and upkeep of the proposed land uses.

Potentially applicable to future development in the TCSP area, AEN, and mixed-use portions of the Housing Element sites, Hazardous Material Business Plans (HMBPs) are required of businesses that handle hazardous substances in amounts greater than or equal to specified thresholds. The purpose of an HMBP is to minimize hazards to human health and the environment from unplanned, accidental releases of hazardous substances into the air, soil, or surface water. An HMBP must include an emergency response program that serves to manage emergencies at the given facility and prepare response personnel for a variety of conditions. HMBPs are submitted to County of San Diego's Department of Environmental Health and Quality (DEHQ) Hazardous Materials Division and are reviewed and updated as necessary every three years, or in the event of an accidental release, change in materials storage location or use, or change in business name, address, or ownership. Additionally, future development associated with the project would have the benefit of City provided household hazardous waste collection programs and

City programs that encourage safe and proper disposal of household hazardous waste consistent with General Plan Policies 3.5 and 3.7.

With proper use and disposal of hazardous materials as required by state, regional, and local regulations, the project would not result in hazardous or unhealthful conditions within or in proximity to the project area. Compliance with all applicable regulations would ensure impacts associated with use, transport and disposal of hazardous materials associated with the TCSP area, AEN and Housing Element sites would be less than significant.

2. Hazards Near Schools

Threshold: Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Finding: Less than significant. (Draft PEIR, p. 4.9-16 through 4.9-19)

Explanation: **Housing Element Sites**

There are no schools within 0.25 mile of the Housing Element sites. Therefore, no impacts to hazards within 0.25 mile of a school would occur associated with the Housing Element sites.

3. Hazardous Materials - Sites

Threshold: Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Finding: Less than significant impact. (Draft PEIR, p. 4.9-20)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

No areas of the TCSP area, AEN, or Housing Element sites are listed as hazardous materials sites pursuant to Government Code Section 65962.5 (Cortese List). Therefore, it is not expected that grading, excavation, or construction activities would result in the release of hazardous materials associated with contaminated soils or underground tanks. Therefore, the project would not result in conditions leading to any reasonably foreseeable upset or accident involving the release of hazardous materials. No impact would occur.

4. Emergency Response

Threshold: Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: Less than significant impact. (Draft PEIR, p. 4.9-24 through 4.9-25)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

Buildout of the TCSP area, AEN, and Housing Element sites would create opportunities for residential and non-residential development in the TCSP area, resulting in greater population concentrations within neighborhoods. This could result in an increase in demand for emergency evacuation.

While the project does propose changes to the City's existing circulation network, such as plans for roadways and updated roadway facility guidelines and pedestrian, bicycle, transit, auto, and parking standards, these changes would facilitate improved connectivity throughout the TCSP area. No land uses are proposed that would impair implementation of or physically interfere with the City's emergency response plan, evacuation routes, or conflict with any of the Multi-Jurisdictional Hazard Mitigation Plan's specific hazard mitigation goals, objectives, and related potential actions. Specifically, the Multi-Jurisdictional Hazard Mitigation Plan requires each jurisdiction to develop and publish evacuation procedures that are published and available to the public. The City provides educational materials related to emergency preparedness. All residents of the City have access to the materials and the materials are included in all Community Emergency response Team training and information. Furthermore, applications for all future projects within the TCSP area, AEN, and Housing Element sites would be reviewed and approved by the Santee Fire Department prior to issuance of building permit. Therefore, buildout of the proposed project would not conflict with emergency response, and impacts would be less than significant.

5. Wildland Fires

Threshold: Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Finding: Less than significant impact. (Draft PEIR, p. 4.9-25)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

The TCSP area, AEN, and Housing Element sites are not located within the CAL FIRE Very High Fire Hazard Severity Zone (VHFHSZ), as shown on Figure 4.9-3. However, as shown in Figure 4.9-3, the majority of the TCSP area is in a Wildland-Urban Interface (WUI) zone, which includes areas close to vacant sites with vegetation susceptible to fire. The City's General Plan policies 4.2 through 4.13 provide guidance for the minimization of fire hazards including ensuring adequate response times, setting standards for emergency access, structural standards, and other planning design measures required to be considered in all new development. Additionally, future discretionary projects would require review by the Building Official/Fire Marshal. A less than significant impact would occur.

I. HYDROLOGY AND WATER QUALITY

1. Water Quality

Threshold: Would the Project violate any water quality standards or waste discharge requirements?

Would the project conflict with or obstruct implementation of a water quality control plan or substantial groundwater management plan?

Finding: Less than significant. (Draft PEIR, p. 4.10-17 through 4.10-18)

Explanation: **TCSP Area and AEN**

While specific projects within the TCSP area are not currently known, the TCSP would allow for new development and associated infrastructure to occur within the TCSP area, including the AEN. Future development of the TCSP area and AEN would have the potential to result in water quality impacts both during construction and from postconstruction operation. During construction, development would entail grading and other earthmoving activities. Exposed soils could be eroded and deposited into the surrounding water bodies, increasing the amount of sediment and turbidity in these water bodies. Additionally, chemicals or fuels could accidentally spill and be released into receiving waters, which could adversely alter water chemistry.

As part of long-term operation of projects, water quality impacts could result from use of common household materials used in landscaping and residential uses that may result in the generation of runoff pollutants such as sediments, oils and grease, heavy metals,

pesticides, fertilizers, trash and debris, oxygen-demanding substances, and bacteria and viruses, which are typical for residential and mixed uses. In addition, new development would result in greater vehicular use of roadways, which could potentially increase contaminants that would be carried in runoff and discharged into receiving waters. Therefore, nonpoint source pollutants would be the primary contributors to potential water quality degradation as a result of project buildout. Nonpoint source pollutants could be washed by rainwater from rooftops, landscaped areas, parking areas, and other impervious surfaces into the on-site drainage system.

In addition, the TCSP area is already highly impervious and was developed largely at a time prior to the regulation of stormwater quality. New development within the TCSP area would have to come into conformance with current water quality regulatory standards. Thus, overall water quality in the post-buildout condition would be similar (if not improved) to existing conditions, except at undeveloped sites where an increase in impervious surfaces would result, thereby potentially increasing stormwater pollutants into the drainage systems.

Future development, whether discretionary or by right, would be required to adhere to all applicable water quality standards as provided in various water quality regulations and plans including all pertinent requirements of the City's Jurisdictional Runoff Management Plan (JRMP) (including the Water Quality Improvement Plan and Municipal Separate Storm Sewer Systems [MS4] Permit), best management practice (BMP) Design Manual, NPDES General Construction Permit, as well as all regulations related to water quality. The General Construction Permit requires preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which must include erosion and sediment control BMPs that would meet or exceed measures required by the NPDES General Permit, as well as BMPs that control hydrocarbons, trash and debris, and other potential construction-related pollutants. Future projects within the TCSP area would comply with the City's General Plan policies requiring the incorporation of construction BMPs for the protection of water quality. Additionally, new development would be required to adhere to the City's Stormwater Ordinance applying source control and site design BMPs as project design features to reduce the discharge of pollutants into the stormwater conveyance system. Therefore, through regulatory compliance impacts related to water quality standards and waste discharge requirements would be less than significant. Likewise, future development within the TCSP area

would not conflict with or obstruct implementation of a water quality control plan.

Housing Element Sites

Housing Element sites 16A, 16B, 20A, and 20B are totally or mostly vacant. As a result, implementation of the proposed project would increase impervious surfaces, thereby potentially increasing the amount of stormwater pollutants and waste discharge into the drainage systems. However, impacts to water quality standards and waste discharge requirements would be less than significant through regulatory compliance. Likewise, future development within the Housing Element sites would not conflict with or obstruct implementation of a water quality control plan. Impacts associated with the Housing Element sites would be less than significant.

2. Groundwater

Threshold: Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Finding: Less than significant. (Draft PEIR, p. 4.8-18 through 4.8-19)

Explanation: **TCSP Area and AEN**

The TCSP would allow for new development and associated infrastructure projects to occur within the TCSP area, including the AEN. Both redevelopment and new development on vacant sites would be required to comply with applicable stormwater management requirements which focus on retention and infiltration of waters on-site, which would provide for ongoing groundwater recharge. Temporary dewatering could be required in areas with high ground water levels. Such dewatering requires a dewatering permit and is typically designed to only move water away from such sites temporarily through sloping or pumping the water to other areas during construction of deep foundation work, thereby not having long term effects on groundwater. Although permanent dewatering systems could also occur if uses such as underground parking is required, these dewatering systems would be required to comply with typical geotechnical and engineering standards addressing geotechnical safety and water quality. Redevelopment of sites in the TCSP area, including the AEN, would not result in a substantial change in impervious surfaces as these sites already support some level of development. Additionally, future projects would be required

to comply with the City's General Plan policies and regulations that prioritize infiltration and treatment of stormwater and generally require increased on-site infiltration and higher standards of water quality protection compared to water quality standards that would have been implemented on existing developed sites. Therefore, although development/redevelopment within the TCSP area, including the AEN, would increase impervious surfaces, prioritization of on-site infiltration would ensure groundwater recharge, and impacts to groundwater quality would be less than significant.

While the City does not have a groundwater management plan as one is not required for the City's groundwater basins under the Sustainable Groundwater Management Act, the TCSP area would not obstruct implementation of ongoing sustainable use of the City's groundwater resources as the City is not dependent on groundwater (Regional Water Quality Control Board [RWQCB] 2021). Therefore, future development of the TCSP area, including the AEN, would not substantially interfere with groundwater recharge such that the project would impede sustainable groundwater management of the basin.

Housing Element Sites

Housing Element sites 16A, 16B, 20A, and 20B are totally or mostly vacant. As a result, implementation of the proposed project would increase impervious surfaces; however, compliance with General Plan policies and regulations would ensure that impacts to ground water quality associated with the Housing Element sites would be less than significant.

3. Drainage Patterns/Stormwater Runoff

Threshold: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces in a manner which would: (i) result in a substantial erosion or siltation on or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flood flows?

Finding: Less than significant. (Draft PEIR, pp. 4.10-19 through 4.10-21)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

The TCSP area, AEN and Housing Element sites are located within urbanized areas throughout the City with existing stormwater facilities. Buildout of the proposed project would not result in substantial changes to the overall drainage patterns within the City because stormwater runoff from the project areas would still be collected within the existing stormwater conveyance system, and runoff would ultimately be discharged into the Forrester and Sycamore Canyon creeks, which are tributary to the San Diego River and then the Pacific Ocean. Additionally, as existing developed sites are redeveloped, they would be required to demonstrate compliance with the most current water quality standards that required increasingly stringent measures to detain and treat runoff to improve water quality. Impacts related to erosion/siltation, increased rate of stormwater runoff, drainage patterns, and impeding or redirecting flood flows are evaluated below.

a. Erosion or Siltation

Development within the TCSP area, including the AEN and Housing Element sites, has the potential to alter drainage patterns by increasing impervious surfaces (additional structures, walkways, and parking areas), which have a lower absorption rate for rainfall than that of vacant natural lands. All future development, whether discretionary or by right, would be required to conform with the City's General Plan policies and new regulatory standards. Specifically, adherence to the City's Stormwater and Grading Ordinances include requirements which focus on retention and infiltration of waters on-site and avoidance of changes to drainage velocities during both construction and post-construction/operational phases of development. These regulations would ensure avoidance of increases in erosion and siltation.

With respect to construction-related measures, consistent with the SMC Chapters 9.06 and 11.40, all future development proposing one acre or greater of grading would be required to prepare a construction SWPPP describing specific construction BMPs that address pollutant source reduction and provide erosion control measures necessary to reduce potential pollutant sources. Additionally, post construction, individual projects would be required to ensure the maintenance of post-construction BMPs designed to retain volume and velocity of stormwater. The ongoing erosion control measures would ensure that surface water runoff flows leaving future development sites during both construction and operation of future projects would not carry substantial amounts of sediment to downstream waters. Therefore,

through regulatory compliance, impacts related to erosion and siltation associated with development of the proposed project would be less than significant.

b. Increase Surface Runoff/Impede or Redirect Flood Flows

Future development could result in increased surface runoff due to the construction of additional structures, walkways, and parking areas within the TCSP area, AEN, and Housing Element sites. Consistent with the City's General Plan Conservation Element policies and SMC (Chapters 9.06 and 11.40), all future development, whether discretionary or by right, would be required to ensure the maintenance of stormwater flows to ensure the project would not result in increased surface runoff or redirect existing flood flows. Implementation of applicable stormwater BMPs and erosion control measures would be required to retain flows on-site and minimize the velocity of stormwater runoff. Such BMPs could include on-site drainage swales, bioretention features, use of permeable pavers in parking areas and streets, or infiltration basins which also serve as a means for pollutant removal. Additionally, applicable projects would be required to include low impact development (LID) BMPs as discussed in the JRMP to treat potentially polluted runoff prior to entering the public storm drain system. Project-specific studies would be required to ensure that volume-based treatment LID BMPs are properly sized to infiltrate, filter, or treat the remaining portion of the runoff volume that was not retained or treated by other BMPs to maintain flows and ensure future projects would not redirect flood flows or alter the course of a stream or river. Through these project-specific measures, impacts related to increased or redirected surface runoff associated with development of the proposed project would be less than significant.

c. Exceed Capacity of Stormwater System

Future development of the TCSP area, AEN, and Housing Element sites would contribute runoff to the existing stormwater drainage system. However, future development, whether discretionary or by right, would be required to adhere to state and local regulation and policies including preparation of project specific Stormwater Quality Management Plans, BMP Plan Sheets, drainage plans, and pollution control plans. Specifically, SMC Section 9.06.250(B) requires priority development projects to include hydromodification management BMPs that are sized and designed to ensure that post-project runoff conditions (flow rates and durations) would not exceed the pre-development runoff conditions by more than 10 percent. This, along with City wide storm water improvements described in the EIR Project Description assists in ensuring that stormwater flows would not

overwhelm the City's stormwater system. Additionally, the Development Impact Fee (DIF) and Dedication Ordinance requires new development to provide funds for the installation of needed drainage improvements. Through regulatory compliance and payment of the DIF, impacts related to exceeding the capacity of the stormwater system associated with development of the proposed project would be less than significant.

4. Flood Hazard/Tsunami Inundation

Threshold: In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Finding: Less than significant. (Draft PEIR, p. 4.10-21 through 4.10-23)

Explanation: Flood Hazards

TCSP Area and AEN

As shown in Figure 4.10-2, the TCSP area encompasses land north and south of the San Diego River and its associated flood hazard zones. Riverine flooding impacts could occur from increases in the amount of runoff delivered to the creeks or river, causing an increase to the total flow and pollutant release in the creeks or river. In general, the potential for riverine flooding impacts is addressed through management of local surface runoff. Additionally, the potential for flooding impacts from direct alterations to the creeks or river is managed through the adoption of development regulations for Special Flood Hazard Areas (SFHAs) or areas mapped as 100-year flood hazard areas on federal Flood Insurance Rate Maps, where the National Flood Insurance Program (NFIP's) management regulations must be enforced. These regulations address placement of fill, housing, and structures in areas mapped as SFHAs. The City's General Plan Safety Element specifically prohibits development within a mapped 100-year flood zone (Policy 1.8). The TCSP area is within the dam inundation area for the San Vicente and El Capitan Dams and partially within the dam inundation area for the Chet Harritt Dam. The California Department of Water Resources, Division of Dam Safety, reviews the safety of dams annually. The TCSP area is at least four miles away from all nearby dams and development within the TCSP area would not increase the risk of a dam failure. Buildout of future identified project areas would be required to adhere to all state and local development regulations including the City's General Plan and SMC (Chapter 11.36), which establishes Flood Damage Prevention standards and development prohibitions.

Development within the TCSP area would not be expected to exacerbate flooding issues, considering the emphasis on stormwater retention and on-site infiltration. Overall, through regulatory compliance, impacts related to flood hazards associated with development of the TCSP area would be less than significant.

Housing Element Sites

Site 16A

Site 16A is adjacent to the San Diego River and the northern portion of the site is partially within the 100-year inundation zone. Development of Site 16A would be required to adhere to all state and local development regulations including the City's General Plan and SMC, which could require development in this area to be elevated above the floodplain and/or process a letter of map revision through the Federal Emergency Management Agency (FEMA) showing the proposed project would meet NFIP standards. Development within Site 16A would not be expected to exacerbate flooding issues, considering the emphasis on stormwater retention and on-site infiltration. Overall, through regulatory compliance, impacts related to flood hazards associated with development of Site 16A would be less than significant.

Site 16B, 20A, and 20B

Site 16B, 20A, and 20B are not within a flood hazard zone. Impacts would be less than significant.

Tsunami

TCSP Area, AEN, Housing Element Sites

The TCSP area, AEN, and Housing Element sites are not in a tsunami zone and, therefore, the project would not be affected in the event of a tsunami. Thus, buildout of the proposed project would not result in impacts associated with a tsunami inundation.

J. LAND USE AND PLANNING

1. Physically Divide an Established Community

Threshold: Would the Project physically divide an established community?

Finding: Less than significant. (Draft PEIR, p. 4.11-7 through 4.11-8)

Explanation: **TCSP Area and AEN**

The TCSP area is in an urbanized part of the City and the proposed TCSP would include updated development standards that would guide planned development throughout the TCSP area and AEN. The proposed TCSP identifies roadway improvements including bike lanes and multi-use pathways as well as new roadway connections to provide direct connections through the TCSP area and AEN. These improvements are not of a size or scale that would divide an established community. Future development in the TCSP area and AEN would be integrated into the existing area and would be developed pursuant to the TCSP and the City's General Plan and SMC. Development pursuant to the TCSP would be subject to objective design standards and would not physically divide an established community. Further, the project proposes a River Bridge over the San Diego River that would improve connectivity in the TCSP area and AEN as the San Diego River currently separates much of the TCSP area from north to south. Significant impacts related to physically dividing an established community would not occur.

Housing Element Sites

The Housing Element sites are in the southeastern part of the AEN on vacant generally flat sites along existing roadways and near existing developed areas. Development of these Housing Element sites 16A, 16B, 20A, and 20B would occur in areas that have been either developed in the past or have been identified for development. Significant impacts related to dividing an established community would not occur.

K. NOISE

1. Noise Standards

Threshold: Would the Project result in the 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?

Finding: Less than significant. (Draft PEIR, pp. 4.12-13 through 4.12-22)

Explanation: Operational Noise

Traffic Noise

TCSP Area, AEN, and Housing Element Sites

As noted in the assumptions, future traffic noise levels presented in this analysis are based on existing and future traffic volumes provided by Intersecting Metrics (2023). These future volumes include implementation of the TCSP area, AEN, and construction of the Housing Element sites. TNM software was used to calculate the noise contour distances for Existing and Future conditions for the 2050 horizon year. The off-site roadway modeling represents a conservative analysis that does not consider topography or attenuation provided by existing structures. The results of this analysis for the CNEL at 100 feet from the roadway centerline are shown in Table 4.12-5, *Traffic Noise Levels – 2050 Horizon year*. Additional analysis for the 75, 70, 65, and 60 CNEL distances are provided in Appendix F. Vehicular traffic noise level contours for the 2050 horizon year are depicted in Figure 4-12.1, *Transportation Noise Contours – No Project* and Figure 4-12.2, *Transportation Noise Contours – With Project*. The noise levels are expressed in terms of CNEL. All noise contours depict the predicted noise level based on existing traffic volumes, and do not reflect attenuating effects of existing features such as noise barriers, buildings, topography, and dense vegetation.

A significant direct impact would occur if existing noise conditions approach or exceed the City significance thresholds for traffic noise for nearby land uses and the project more than doubles (increases by more than 3 CNEL) the existing noise level.

When measured at 100 feet from a given roadway's centerline, noise levels along some roadways may exceed 65 CNEL with or without implementation of the project. Noise levels from traffic associated with implementation of the TCSP area, AEN, and Housing Element sites would increase by up to 0.3 CNEL. Noise level increases below 3 CNEL are not perceptible. Traffic operational noise is less than significant for the TCSP area, AEN, and Housing Element sites.

Outdoor Performances

Housing Element Sites

No outdoor performance areas are proposed for the Housing Element sites. No impact will occur.

2. Groundborne Noise and Vibration

Threshold: Would the Project result in exposure of persons to or generation of excessive groundborne vibration of groundborne noise levels?

Finding: Less than significant. (Draft PEIR, p. 4.12-22 through 4.12-23)

Explanation: **Housing Element Sites**

A possible source of vibration during construction of the Housing Element sites would be a vibratory roller, which may be used for compaction of soil beneath building foundations. Most usage of a vibratory roller, however, would occur at distances greater than 50 feet from any single residence due to the mobile nature of its use across the large project sites. A vibratory roller would create approximately 0.210 inch per second peak particle velocity (PPV) at a distance of 25 feet (Caltrans 2020). A 0.210 inch per second PPV vibration level would equal 0.098 inch per second PPV at a distance of 50 feet.¹ This would be lower than the “strongly perceptible” impact for humans of 0.1 inch per second PPV. Additionally, off-site exposure to such ground-borne vibration would be temporary as it would be limited to the short-term construction period. Construction of the Housing Element sites is anticipated to require the use of a vibratory roller and are not anticipated to be used within 50 feet of any nearby residences. At these distances, impacts would be less than significant.

3. Airport Noise

Threshold: Would the project be 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, and expose people residing or working in the area to excessive noise levels?

Finding: Less than significant. (Draft PEIR, pp. 4.12-24)

Explanation: **TCSP Area and AEN**

The TCSP area is subject to some aircraft noise associated with Gillespie Field, located approximately 0.5 miles to the south. The TCSP area is mostly located in locations that would be exposed to noise levels below 60 community noise equivalent level (CNEL). Portions of the commercial areas north of Mission Gorge Road and

¹ Equipment PPV = Reference PPV * (25/D)ⁿ (inches per second), where Reference PPV is PPV at 25 feet, D is distance from equipment to the receiver in feet, and n = 1.1 (the value related to the attenuation rate through the ground); formula from Caltrans 2013.

west of Town Center Parkway are located within an area that would be exposed to 60 CNEL. The aircraft noise levels within these areas would not exceed the land use compatibility standards of 70 CNEL for commercial uses described in the City General Plan Noise Element. Impacts would be less than significant.

Housing Element Sites

As described above, only commercial uses would be exposed to aircraft noise levels exceeding 60 CNEL. Housing Element sites would not be located in these areas and impacts would be less than significant.

L. POPULATION AND HOUSING

1. Induce Unplanned Population Growth

Threshold: Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

Finding: Less than significant. (Draft PEIR, pp. 4.13-4 through 4.13-5)

Explanation: **TCSP Area and AEN**

Buildout of the proposed TCSP would result in potential future construction of up to 3,140 new residential units, providing capacity for projected growth in the region consistent with the densities and intensities allowed by existing zoning, the 2021-2029 Housing Element and state density bonus law. The TCSP would also allow the expansion of non-residential uses that could generate jobs within the City consistent with the projections provided in Table 4.13-3. Further, infrastructure may be upgraded within certain locations to meet the demand of the planned developments. These infrastructure improvements would not extend into previously unserved areas or provide excess capacity beyond planned growth. No unplanned direct or indirect population growth would occur from implementation of the TCSP area. Impacts would be less than significant.

Housing Element Sites

The Housing Element sites would facilitate the development of 1,480 residential units that would allow the City and region to achieve their housing goals. This is consistent with the adopted zoning designations and densities currently allowed within the Housing Element sites. The project would further implement SANDAG's vision

and goals by placing higher density in areas most able to support residential growth, including existing infrastructure and access to transit and would therefore be consistent with the Regional Transportation Plan/Sustainable Communities Strategy. The project would not induce substantial unplanned population growth as the Housing Element sites are in an urbanized area with access to services, roadways, and utilities. Additionally, the Housing Element sites are already designated for high-density development in the City's General Plan. Impacts would be less than significant.

2. Displace People or Housing

Threshold: Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Finding: Less than significant. (Draft PEIR, pp. 4.13-5 through 4.13-6)

Explanation: **TCSP Area and AEN**

While specific future projects within the TCSP area are not currently known, future residential development within the TCSP area would have the potential to displace some people and housing through demolition of existing residential structures. However, if a home were removed, more housing units would be provided in its place, which would accommodate more people and ensure no net loss of housing. Impacts related to displacement of people and housing would be less than significant.

Housing Element Sites

Sites 16A, 16B, 20A, and 20B are vacant parcels that do not contain existing housing development. As a result, buildout of the Housing Element sites would not result in the demolition of existing housing, and impacts related to displacement of people and housing would be less than significant.

M. PUBLIC SERVICES

1. Fire Protection

Threshold: Would the project promote growth patterns resulting in the need for and/or provision of new or physically altered fire emergency facilities to maintain service ratios, response times, or other performance objectives, and the construction of which could cause significant environmental impacts?

Finding: Less than significant. (Draft PEIR, pp. 4.14-9 through 4.14-10)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

As described in Section 3.0, *Project Description*, the TCSP anticipates replacement of Station 4 at its current location with a new facility up to 20,000 square feet in size. However, the site specific design and details of this facility are unknown at this time. At the time the future Station 4 replacement is proposed, it would undergo project-specific environmental review with consideration of the analysis and mitigation framework established in this EIR. No additional construction or operational impacts beyond those identified throughout this EIR have been identified due to the replacement of Station 4.

While future development in the TCSP area, AEN, and Housing Element sites would accommodate future population growth in the City, construction of new residential and non-residential development within the project area could also increase demand for fire protection facilities. All future development, whether discretionary or by-right, would be required to adhere to the SMC. Specifically, Chapter 12.50, would require payment of a DIF to cover the costs of constructing public facilities that are reasonably related to the impacts of the new development. Likewise, future project compliance with the City's General Plan requires land developers to pay the cost of ensuring adequate public services and facilities. Safety Element Policy 4.2 requires that all new development meets established response time standards for fire and life safety services, and Policy 4.12 requires the timing of additional fire station construction or renovation, or new services to be related to the rise of service demands. Each incremental development would pay DIF towards anticipated fire facility needs that would ultimately support funding for improvements to fire facilities and operations. At the time future fire facilities are proposed, they would require a separate environmental review, and compliance with regulations in existence at that time would address potential environmental impacts related to the construction and operation of new fire facilities. Therefore, impacts related to the need for and/or provision of new or physically altered fire emergency facilities would be less than significant.

2. Police Protection

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities to maintain service ratios, response times, or other performance objectives, need for new or physically altered

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

Finding: Less than significant. (Draft PEIR, pp. 4.14-10 through 4.14-11)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

While future development in the TCSP area, AEN, and Housing Element sites would accommodate future population growth in the City, construction of new residential and non-residential development within the project area could potentially increase demand for police protection facilities. All future development, whether discretionary or by-right, would be required to adhere to the SMC. Specifically, Chapter 12.50, would require payment of a DIF to ensure the costs of constructing public facilities that are reasonably related to the impacts of the new development. Likewise, future project compliance with the City's General Plan requires land developers to pay the cost of ensuring adequate public services and facilities. Safety Element Policy 4.2 requires that all new development meets established response time standards for fire and life safety services, and Policy 4.12 requires the timing of additional fire station construction or renovation, or new services to be related to the rise of service demands. The review of project applications by law enforcement personnel would ensure that City's police department are comfortable with the level of safety associated with the proposed development. In the future, if law enforcement facilities are proposed, they would require a separate environmental review, and compliance with regulations in existence at that time would address potential environmental impacts related to the construction and operation of new fire facilities. Therefore, impacts related to the need for and/or provision of new or physically altered police facilities would be less than significant.

3. Schools

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities to maintain service ratios, response times, or other performance objectives, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Finding: Less than significant. (Draft PEIR, pp. 4.14-11 through 4.14-12)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

The Santee School District (SSD) and the Grossmont Union High School District (GUHSD) were contacted to determine their availability to accommodate student enrollment generated by the project. The SSD has a full capacity of 7,808 and a current enrollment of 6,091, leaving a future enrollment capacity of 1,717 more students. The GUHSD has a full capacity of 20,000 and a current enrollment of 16,528, leaving a future enrollment capacity of 3,472 more students.

The proposed TCSP would facilitate the potential future construction of up to 3,140 new residential units. As described below, up to 1,480 of these units would be constructed in the Housing Element sites, leaving 1,660 units to be constructed through future projects in the TCSP area. The SSD estimates that the addition of 3,140 multi-family residential units would generate an additional 501 students. This number is well within the remaining capacity of the SSD and the elementary schools that service the project area. However, given the location of newly proposed residential uses and existing school service area boundaries, students may be directed to schools that are located more than a mile from their homes, requiring traversing the San Diego River to attend Hill Creek School and perhaps walking in areas with no sidewalk improvements. As the TCSP area develops there may be a need to redirect some students to Rio Seco Elementary and/or make improvements to pedestrian accessways, such as the proposed River Bridge and other multimodal improvements identified in the TCSP Chapter 3: Mobility and Beautification.

The GUHSD estimates that the addition of 3,140 multi-family residential units would generate an additional 430 students, which is also well within the remaining capacity of the GUHSD. However, only two high schools in the GUHSD, Santana High School and West Hills High School, would service the TCSP area. According to the GUHSD, buildout of the Housing Element sites would generate an additional 202 students which would require the addition of six classroom teachers and up to six classrooms, depending on which school future students choose to attend. Future construction of the remaining 1,660 units in the TCSP area would likely require additional facilities, but updated school capacities would be analyzed at the time of future project finalization.

To reduce impacts to school facilities, all future development would be required to adhere to state statutory fees pursuant to SB 50.

Specifically, the SSD and GUHSD each currently levy impact fees on development within their district boundaries; for SSD and GUHSD, residential development fees are \$3.21 per square foot (/sf) and \$1.20/sf, respectively. Commercial development fees are \$0.52/sf and \$0.19/sf, respectively (SSD 2024; GUHSD 2024). The statutory fees provided by project development would contribute to the expansion of necessary school services and ensure impacts to school facilities remain less than significant. Future development of the remaining 1,660 units in the TCSP area would contribute similar fees to both school districts upon project finalization and ensure impacts to school facilities remain less than significant.

4. Library Services

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities to maintain service ratios, response times, or other performance objectives, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Finding: Less than significant. (Draft PEIR, pp. 4.14-12 through 4.14-13)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

As noted in Section 4.14.1.4, based on the San Diego County service ratio goals for library services the Santee Library, with 75,000 square feet of space, is at a deficit; however, including the combination of a cooperative library system with surrounding cities, and participation in Bookmobile, library service within the City is considered to be adequate. Nonetheless, construction of additional development could potentially increase demand for library services.

All future development, whether discretionary or by-right, would be required to adhere to the SMC. Specifically, Chapter 12.50, would require payment of DIF to ensure the costs of constructing public facilities that are reasonably related to the impacts of the new development, including libraries. Additionally, the City would continue to participate in programs related to providing residents access to library books and programs and support the efforts of the Friends of Santee Library, a non-profit organization committed to raising funds for a new larger library. Development within the project site would not directly result in sufficient demand to require construction or expansion of a library, since each incremental development would

pay its fair share toward anticipated library facility needs. At the time a future library is proposed, it would require a separate environmental review, and compliance with regulations in existence at that time would address potential environmental impacts related to the construction and operation of new library facilities. Therefore, impacts related to the need for and/or provision of new or physically altered library would be less than significant.

5. Park Facilities

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities to maintain service ratios, response times, or other performance objectives, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Finding: Less than significant. (Draft PEIR, pp. 4.14-13 through 4.14-14)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

As detailed in Section 4.14.1.5, the City currently meets its overall goal for parkland; however, construction of development could potentially increase demand for park and recreational facilities. The TCSP anticipates new park and recreational facilities in the future, and potential impacts to recreation are discussed in Section 4.15, *Recreation*.

All future development, whether discretionary or by-right, would be required to pay in-lieu fees consistent with the Quimby Act and SMC Section 12.40 to fund additional park facilities within the City. Payment of such fees would allow the City to continue to implement numerous General Plan policies in place to maintain park and recreation facilities within the City, including Land Use Policy 3.1 (adequate parkland consistent with development); Conservation Element Policies 11.1, 11.2, and 11.4 (promote dedicated open space, both active and passive, throughout the City); Recreation Element Policies 1.1 and 2.2 (increase parkland ratios, and focus on recreational facilities to be constructed in mixed-use development); and numerous Trails Element policies which all envision the continued development of bicycle, equestrian and pedestrian trails throughout the City. Development within the project site would not directly result in sufficient demand to directly require construction or

expansion of parks and recreational facilities, since each incremental development would pay its fair share toward anticipated park needs.

As discussed in Section 4.15, the TCSP proposes a pedestrian River Bridge across the San Diego River in an area designated Floodway/Open Space. Riverview Art Trail is a proposed pedestrian linkage connecting Riverview Parkway at the north to Mission Gorge Road at the south and is designated Park/Open Space in the TCSP. The TCSP would also strive to connect future development to the San Diego River trails. These elements would contribute to City parkland and potential impacts of these elements are discussed throughout this EIR. At the time a future parkland project is proposed, it would require environmental review, and compliance with regulations in existence at that time would address potential environmental impacts related to the construction and operation of new park facilities. Therefore, impacts related to the need for and/or provision of new or physically altered parks and recreation facilities would be less than significant.

N. RECREATION

1. Existing Recreational Facilities

Threshold: 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?

Finding: Less than significant. (Draft PEIR, pp. 4.15-8)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

As detailed in Section 4.15.1.1, the City currently meets its overall goal for parkland; however, construction of additional residential units could potentially increase demand for park and recreational facilities. All future development, whether discretionary or by-right, would be required to pay in-lieu fees consistent with the Quimby Act and SMC Section 12.40 to fund additional park facilities within the City. Payment of such fees would allow the City to continue to implement numerous General Plan policies in place to maintain park and recreation facilities within the City, including Land Use Policy 3.1 (adequate parkland consistent with development); Conservation Element Policies 11.1, 11.2, and 11.4 (promote dedicated open space, both active and passive, throughout the City); Recreation Element Policies 1.1 and 2.2 (increase parkland ratios, and focus on recreational facilities to be constructed in mixed-use development); and numerous Trails Element policies which all envision the continued development of bicycle, equestrian and pedestrian trails

throughout the City. The TCSP also envisions several recreational opportunities to be added to the City. Development within the TCSP area, AEN, and Housing Element sites would not result in sufficient demand to directly require construction or expansion of parks and recreational facilities. At the time a future recreational facility is proposed, it would require a separate environmental review, and compliance with regulations in existence at that time would address potential environmental impacts related to the construction and operation of new park facilities. Therefore, impacts related to the need for and/or provision of new or physically altered parks and recreation facilities would be less than significant.

2. New Recreational Facilities

Threshold: Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: Less than significant. (Draft PEIR, pp. 4.15-9)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

The TCSP does not currently provide project-level details regarding specific proposed recreational facilities in the TCSP area, AEN, or Housing Element sites. However, as buildout of the TCSP area occurs, recreational facilities may be proposed. Potential features described in the TCSP include passive recreation amenities (community gardens, outdoor gathering/seating areas, picnic/barbeque areas, pet/dog parks, courtyards, plazas) and active recreation amenities (playgrounds/tot lots, sport courts/fields, outdoor fitness areas, swimming pools, exercise structures, clubhouses with kitchens, recreation halls). The TCSP also proposes a pedestrian River Bridge across the San Diego River in an area designated Floodway/Open Space. Riverview Art Trail is a proposed pedestrian linkage connecting Riverview Parkway at the north to Mission Gorge Road at the south and is designated Park/Open Space in the TCSP. The TCSP would also strive to connect future development to the San Diego River trails.

All future development, whether discretionary or by-right, would be required to pay in-lieu fees consistent with the Quimby Act and SMC Section 12.40 to fund additional park facilities within the City. Payment of such fees would allow the City to continue to implement numerous General Plan policies in place to maintain park and recreation facilities within the City, including Land Use Policy 3.1 (adequate parkland consistent with development); Conservation

Element Policies 11.1, 11.2, and 11.4 (promote dedicated open space, both active and passive, throughout the City); Recreation Element Policies 1.1 and 2.2 (increase parkland ratios, and focus on recreational facilities to be constructed in mixed-use development); and numerous Trails Element policies which all envision the continued development of bicycle, equestrian and pedestrian trails throughout the City. Development within the TCSP area, AEN, and Housing Element sites would not result in sufficient demand to directly require construction or expansion of parks and recreational facilities, since each incremental housing development would pay its fair share toward anticipated park needs. At the time a future parkland or recreational project is proposed, it would require environmental review, and compliance with regulations in existence at that time would address potential environmental impacts related to the construction and operation of new park facilities. Therefore, impacts related to the need for and/or provision of new or physically altered parks and recreation facilities would be less than significant.

O. TRANSPORTATION

1. Circulation System

Threshold: Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Finding: Less than significant. (Draft PEIR, pp. 4.16-14 through 4.16-15)

Explanation: **TCSP Area and AEN**

The City's Circulation Element of the General Plan guides the overall circulation system in the City. The circulation system in the TCSP area and AEN is guided by the TCSP, which implements the City's Circulation Element. Project approval would involve amendments to the City's General Plan and Zoning Ordinance and the proposed changes to the TCSP circulation system would remain the guiding policy document. The ASP, which was formerly the Bicycle Master Plan, is also a planning document that addresses bicycling opportunities throughout the City.

The proposed TCSP includes a long-range plan to provide circulation throughout the TCSP area and AEN for various modes of transportation, and identifies specific roadway, bicycle, and pedestrian facilities improvements. As shown on Figures 3-5 and 3-6, improvements including bike lanes and multi-use pathways are identified along portions of existing Cuyamaca Street and Riverview

Parkway. New roadway connections along Riverview Parkway, Cottonwood Avenue, Main Street, and Park Center Drive extensions and improvements are also identified and would close gaps in the existing transportation network (see Figure 3-7). The proposed project improvements to the circulation system would become part of the TCSP and would guide future improvements to the circulation system. The City's Mobility Element includes Objective 1.0 and Policy 1.1, which specifies that the City shall provide integrated transportation and land use decisions that enhance smart growth development served by complete streets. The bike lane improvements would also support the Active Santee Plan by increasing bicycling opportunities throughout the TCSP area.

The project would provide a roadway network within the TCSP area that is consistent with the City's Mobility Element and result in improved pedestrian, bicycle, and transit amenities, and foster increased safety for all forms of transportation by providing transportation improvements that would serve all types of travel modes. Thus, impacts related to conflicts with an adopted plan, ordinance, or policy addressing the circulation system would be less than significant for the TCSP and AEN.

Housing Element Sites

Housing Element sites 16A, 16B, 20A, and 20B are located in the AEN and the introduction of new residents and commercial business would have some effect on the circulation system, including transit, roadway, bicycle, and pedestrian facilities. While future development of the Housing Element sites may not require subsequent discretionary approvals or environmental review (if the project is consistent with the TCSP), they would at the least be subject to a ministerial review that would include consistency with the City's Public Works Standards. Per SMC Section 13.11.010 eligible by-right housing projects must comply with all objective development standards and all applicable design, performance, improvement and development standards of the Santee Municipal Code, Santee Town Center Specific Plan, applicable Mitigation Monitoring and Reporting Programs and the Santee General Plan. Where applicable, projects are required to obtain regulatory permits and/or clearances as required by state or Federal law, including, but not limited from agencies such as FEMA, the Federal Aviation Administration (FAA), the United States Fish and Wildlife Agency, the California Department of Fish and Wildlife, the San Diego Airport Land Use Commission (ALUC), and the State Water Resources Control Board. The City's Engineering Division review would ensure individual projects include appropriate frontage requirements to ensure consistency with the

City's Mobility Element and the ASP. Pedestrian and bicycle improvements necessary to meet City Public Work Standards could include providing sidewalks and landscape buffers, Americans with Disabilities Act (ADA) accessibility requirements, and other improvements that would support bicycle, pedestrian, and transit accessibility. To support implementation of these requirements, the project includes objective design and performance standards that would be implemented during the review process for future ministerial development. The standards include a requirement that project applicants shall make roadway improvements along the project frontage including adjoining intersections in accordance with the Mobility Element.

Regarding transit, future development of the Housing Element sites would be consistent with Policy 2.2 of the City's General Plan Land Use Element, which encourages the development of higher density residential developments in areas close to the multi-modal transit station (at Santee Town Center near Housing Element Sites 16A and 16B) and along major road corridors where transit and other convenience services are available (at Magnolia Avenue near Housing Element sites 20A and 20B). Refer to Figure 3-7 for the location of transit including bus stops and the trolley stop at the Santee Town Center in relation to the Housing Element sites. As shown, the project would add density in locations proximate to transit, providing consistency with City policies. No aspects of the projects would conflict with existing transit routes or planned services. Therefore, the project would not conflict with an adopted plan, ordinance, or policy addressing the circulation system and impacts would be less than significant for the Housing Element sites.

2. Vehicle Miles Traveled

Threshold: Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Finding: Less than significant. (Draft PEIR, p. 4.16-15 through 4.16-19)

Explanation: Land Use Development Projects

AEN

As shown in Figure 4.16-2, planned development in the AEN is mostly within a TPA (except for Housing Element Sites 20A and 20B). Therefore, future development in the AEN, except Housing Element sites 20A and 20B as discussed below, is presumed to result in a less than significant transportation impact related to

inconsistencies with CEQA Guidelines Section 15064.3 subdivision (b).

Housing Element Sites 16A and 16B

The project includes development of Housing Element Sites 16A and 16B in the AEN near Santee Trolley Square. Housing Element Sites 16A and 16B are both within ½ mile of a major transit stop at the San Diego Green Line Trolley transit station in the Santee Trolley Square and future development is presumed to result in a less than significant transportation impact related to inconsistencies with CEQA Guidelines Section 15064.3 subdivision (b).

3. Hazards Due to a Design Feature

Threshold: Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Finding: Less than significant. (Draft PEIR, p. 4.16-20)

Explanation: **TCSP Area and AEN**

As discussed above in Sections 4.16.5 and 4.16.6, the project includes several transportation improvement projects related to multi-use pathways, bike lanes, and roadways. These improvements are designed to enhance existing connections in the area to improve accessibility, encourage the use of multi-modal facilities, and decrease conflict between vehicles, bicycles, and pedestrians. Specific plans have not been prepared for the transportation improvements in the TCSP area and AEN; however, all future development would be subject to policies set forth in the Mobility Element of the General Plan and designed in accordance with the City's Public Works Standards. Final plans for the proposed transportation infrastructure designs would be subject to review and approval by the City's Engineering Division prior to construction which would include a review for design safety. Implementation of the project would not result in hazards due to a design feature and impacts in the TCSP area and AEN would be less than significant.

Housing Element Sites

Development of Housing Element sites 16A, 16B, 20A, and 20B may require improvements to the existing roadway network at the time plans are prepared for their development. These improvements would be subject to an engineering review to ensure roads and access are

configured consistent with established roadway design standards. Development projects on Housing Element sites 16A, 16B, 20A, and 20B would be subject to a ministerial review that would include consistency with the City's Public Works Standards. The Engineering Division review would consider the potential for design hazards and that improvements are designed consistent with established standards. Impacts related to hazards due to a design feature would be less than significant for the Housing Element sites.

4. **Emergency Access**

Threshold: Would the Project result in inadequate emergency access?

Finding: Less than significant. (Draft PEIR, p. 4.16-21 through 4.16-22)

Explanation: **TCSP Area and AEN**

The project includes the development of transportation infrastructure projects that would physically alter the existing roadway network. Transportation infrastructure improvements may include narrowing or widening of roadways, adding bike paths and/or bike lanes to road rights-of-way, and connecting existing roadways that may alter existing circulation patterns or points of emergency vehicle access within the TCSP area and AEN. The improvements would involve connections to existing gaps in the transportation network, such as on Riverview Parkway, Cottonwood Avenue, Main Street, and Park Center Drive. Extending these roadways would create a more comprehensive transportation network by providing more direct connections between Town Center area and the adjacent residential neighborhood, and therefore, would improve overall emergency access in the TCSP area and AEN.

In addition, future development would result in new residential dwelling units and new or expanded visitor-serving development including, but not limited to, retail shops, commercial recreational uses, restaurants, and parks. The construction of these future development projects could result in certain elements, such as driveways, access roads, barriers, parking lot, or other circulation-related features that could potentially affect emergency access. However, all future development projects that may occur with the TCSP area would be subject to review by the City's Fire Department, which reviews projects for sufficient emergency access for fire trucks and other emergency vehicles. Thus, all future development projects would be reviewed for certain elements such as width of egress/ingress to ensure the driveways and other access points would be properly sized to allow emergency vehicle access and turn-

around, if necessary. In addition, transportation infrastructure improvements would be constructed in compliance with all applicable standards, including City's Public Work Standards. Therefore, compliance with the applicable regulations and review requirements would ensure that future development within the TCSP area and AEN under the proposed project would not result in inadequate emergency access.

Housing Element Sites

Development of Housing Element sites 16A, 16B, 20A, and 20B may require improvements to the existing roadway network at the time plans are prepared for their development which could affect emergency access. As stated above for the TCSP Area and AEN, all improvements would be subject to an engineering review to ensure roads and access are configured consistent with established roadway design standards. Development projects on Housing Element sites 16A, 16B, 20A, and 20B would be subject to a ministerial review by the City's Fire Department to provide adequate emergency access. Impacts related to inadequate emergency access would be less than significant within the Housing Element sites.

P. UTILITIES AND SERVICE SYSTEMS

1. Water Supply

Threshold: Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Finding: Less than significant. (Draft PEIR, pp. 4.18-15 through 4.18-17)

Explanation: **TCSP Area**

The Padre Dam Municipal Water District (PDMWD) approved a Water Supply Assessment in July 2024 for the TCSP area confirming that adequate water supply is available to serve the project (PDMWD 2024). The Water Supply Assessment accounts for additional water demand based on land use changes and supply that were not considered when the Urban Water Management Plan (UWMP) was last updated in 2020. As shown in Table 4.18-1 and included in the Water Supply Assessment, non-recycled potable and non-potable water use within the PDMWD service area is projected to be 12,442 acre-foot per year (AFY) in 2025 and increase to 15,944 AFY in 2045. The estimate is based on SANDAG demographic estimates included in the PDMWD UWMP which included the anticipated

increase in population from 92,434 in 2020 to 117,701 by the year 2045. Commercial demands account for approximately 11 percent of the total projected 2025 demand and 10 percent of the total projected 2045 demand.

As shown in Table 4.18-4, water supplies are projected to exceed the demands within the PDMWD service area and would adequately cover the demands of the project. Specific projected demands related to normal, dry, and multiple dry years are discussed in the PDMWD UWMP. As shown therein, with continued conservation, the use of recycled water, and the addition of added supply with the upcoming AWP Project, supplies are projected to meet demands through year 2045 under average year, single-dry year, and for a five-consecutive-year drought conditions.

Buildout potential within the TCSP area could result in the construction of additional dwelling units and non-residential square footage that were not previously considered within the latest UWMP but have been considered within the Water Supply Assessment approved by PDMWD for the project. UWMPs are required to be updated on a five-year cycle and the next update to the PDMWD UWMP is anticipated by 2025. Future UWMP updates would account for the anticipated water use associated with future development consistent with the Water Supply Assessment and adopted TCSP. While the proposed TCSP area would add development potential and increase water demand by approximately 42 acre feet per year, the increase in demand could be met by the PDMWD along with additional water supplied by the San Diego County Water Authority (SDCWA). Specifically, the SDCWA has confirmed that it can meet the project demand not considered in the 2020 UWMP through the use of the accelerated forecasted growth component of the Water Authority 2020 UWMP (PDMWD 2024). Therefore, the increase in water demand would be covered in the water district's projected available water supplies, which are projected to exceed demand through 2045, including during single and multiple dry year scenarios. Additionally, it is noted that higher density residential development is more water efficient than single-family residential development.

Existing regulations would ensure water-efficient fixtures are installed with new development. CALGreen requires 20 percent reduction in indoor water use relative to specified baseline levels. SMC Section 13.10.040 provides minimum standards for residential development and requires that all appliances and fixtures shall be energy conserving (e.g., reduced consumption showerheads, water conserving toilets, etc.). The requirements for the energy efficiency of buildings are set forth in the current California Energy Code for

Climate Zone 10 in which the City is located. Additionally, all new residential units, including accessory dwelling units, shall meet or exceed CALGreen Tier 2 Voluntary Measures.

Additionally, all future projects would be required to adhere to the following ongoing water conservation measures mandated by the PDMWD as authorized by Water Code sections 375 et seq.:

- Stop washing down paved surfaces, including but not limited to sidewalks, driveways, parking lots, tennis courts, or patios, except when it is necessary to alleviate safety or sanitation hazards.
- Stop water waste resulting from inefficient landscape irrigation, such as runoff, low head drainage, or overspray, etc. Similarly, stop water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures. Irrigation runoff is prohibited.
- Irrigate residential and commercial landscape before 10 a.m. and after 6 p.m. only.
- Do not irrigate while it is raining and within 48 hours after it rains.
- Use a hand-held hose equipped with a positive shut-off nozzle or bucket to water landscaped areas, including trees and shrubs located on residential and commercial properties that are not irrigated by a landscape irrigation system.
- Use recirculated or recycled water to operate ornamental fountains, ponds, and similar decorative water features.
- Wash vehicles using a bucket and a hand-held hose with positive shut-off nozzle, mobile high pressure/low volume wash system, or at a commercial site that re-circulates (reclaims) water on-site. Boats and boat engines may be washed down immediately after use using a bucket or hand-held hose with positive shut-off nozzle. Runoff is prohibited.
- Repair all water leaks within five days of notification by Padre Dam unless other arrangements are made with the CEO/General Manager. Severe water leaks must be stopped immediately.

- Use recycled or non-potable water for construction purposes, such as dust control and soil compaction, when available and required by Padre Dam (PDMWD 2020).

Based on the PDMWD estimated water supply, water efficiency of multi-family development, water conservation requirements, along with existing regulations that require new construction to be water efficient, it is not anticipated that the project would affect the ability of PDMWD to plan for adequate water supplies within the City during normal, dry, and multiple dry years. Impacts would be less than significant.

AEN

While specific projects within the AEN are not currently known, the only residential development anticipated in the AEN is the Housing Element sites, which would add up to an additional 1,480 housing units. The AEN would also add up to an additional 1,792,103 sf of non-residential development. These quantities are included in the analysis performed for the TCSP area. It was determined that water supplies are projected to exceed the needs of the PDMWD service area and would adequately cover the demands of the project. Impacts would be less than significant.

Housing Element Sites

The Housing Element sites would add up to 1,480 new residential units and 389,651 sf of non-residential development. These quantities are included in the analysis performed for the TCSP area. It was determined that water supplies are projected to exceed the needs of the PDMWD service area and would adequately cover the demands of the project. Impacts would be less than significant.

2. Wastewater Treatment

Threshold: Would the Project 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?

Finding: Less than significant. (Draft PEIR, pp. 4.18-18)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

Development anticipated within the TCSP would occur within areas of the City that are already served by existing wastewater

infrastructure, including pipelines to the PDMWD Wastewater Treatment Plant and Water Recycling Facility. Although future development within the TCSP area, AEN, and Housing Element sites would require connection to existing wastewater infrastructure within surrounding roadways and result in additional wastewater generation, the PDMWD is currently implementing plans to expand the Ray Stoyer Reclamation Facility, which would allow for treatment of wastewater for potable use that would otherwise be discharged to the ocean. Thus, additional capacity improvements would not be anticipated with the project as wastewater flows would ultimately be managed as a potable resource or a recycled water resource. Furthermore, as discussed in Section 4.18.6, higher density residential development would generally be more water efficient than lower density residential and all new development would be subject to water conservation requirements that would help to minimize wastewater flows. All future project applications, whether discretionary or ministerial would be required to adhere to the SMC which requires the assurance of adequate water facilities through payment of development impact fees for the constructing public facilities, which are reasonably related to the impacts of the new development (SMC Chapter 12.30). Additionally, future projects would be required to comply with General Plan policies including Land Use Element Policy 3.6, which requires the review of development projects to ensure that all necessary utilities are available to serve the project. Impacts would be less than significant.

3. Solid Waste

Threshold: Would the Project 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?

Would the Project comply with federal, state, or local management and reduction statutes and regulations related to solid waste?

Finding: Less than significant. (Draft PEIR, pp. 4.18-19 through 4.18-20)

Explanation: **TCSP Area**

Future development within the TCSP area, including throughout the five proposed neighborhoods, would increase solid waste generation. While specific projects within the TCSP area are not currently known, the project is anticipated to add an additional 3,140 multi-family housing units and 2,287,189 sf of non-residential space, assumed to be commercial for the purposes of this analysis, compared to existing conditions. The addition of 3,140 multi-family housing units would

increase solid waste generation by 12,560 pounds per day. The addition of 2,287,189 sf of commercial development would increase solid waste generation by 11,436 pounds per day. In total, the TCSP area would increase solid waste generation by approximately 23,996 pounds per day. As detailed above, the Sycamore Landfill has a current remaining capacity of approximately 100 million cubic yards, or 168.5 billion pounds, as of 2023. Future projects, whether discretionary or ministerial, would be required to adhere to state and local regulations relating to solid waste and recycling. Specifically, the City is required to meet solid waste diversion goals set forth in the California Integrated Waste Management Act which would decrease waste delivered to the landfill. Additional measures for the reduction of solid waste include goals set by the state to reduce organic waste disposed of in landfills. The City would require future development to contract with available solid waste service providers that would provide the required solid waste disposal, including recycling and organic material recycling to meet existing State and local requirements. Future projects would also be required to comply with General Plan Safety Element Policy 3.8 which promotes the safe, environmentally sound means of solid waste disposal for the community. Impacts would be less than significant.

AEN

While specific projects within the AEN are not currently known, the only residential development anticipated in the AEN is the Housing Element sites, which would add up to 1,480 units of multi-family housing. The AEN would also add up to 1,792,103 sf of non-residential development, which is assumed to be commercial for the purposes of this analysis. Using the waste generation rates described above, the AEN would increase solid waste generation by approximately 14,880 pounds per day. This is well within the capacity of the Sycamore Landfill, and future development would comply with the necessary state and local requirements, including the General Plan, to ensure impacts to solid waste disposal remain less than significant.

Housing Element Sites

The Housing Element sites would add up to 1,480 units of multi-family housing and up to 389,651 square feet of non-residential development, which is assumed to be commercial for the purposes of this analysis. Using the waste generation rates described above, the Housing Element sites would increase solid waste generation by approximately 7,868 pounds per day. This is well within the capacity of the Sycamore Landfill, and future development would comply with

the necessary state and local requirements, including the General Plan, to ensure impacts to solid waste disposal remain less than significant.

Q. WILDFIRE

1. Emergency Response Plans

Threshold: Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

Finding: Less than significant. (Draft PEIR, p. 4.19-6 through 4.19-7)

Explanation: **TCSP Area and AEN**

The TCSP, including the AEN, is not within or adjacent to the City's VHFHSZ; however, the northeastern and southwestern portions of the TCSP area are in a WUI zone, which includes areas close to vacant sites with vegetation susceptible to fire. At the program level, the proposed update to the TCSP, including the proposed changes to the TCSP area and the AEN, would not directly result in the construction of new housing or other development but would provide capacity for future development consistent with the TCSP, state Housing Element Law, and state density bonus law. The resulting increase in development and population concentrations within the TCSP and AEN would place some increase in demand on emergency evacuation facilities and services. At the program level, the project would also result in changes in the City's existing circulation network, consisting of plans for roadways and updated roadway facility guidelines and standards establishing pedestrian, bicycle, transit, auto, and parking standards to facilitate connectivity throughout the TCSP area and the AEN.

Emergency response in the City and the TCSP area and AEN is guided by regional and local plans and policies as described in the regulatory framework above and are focused on preparing local resources and training to respond to emergencies. The land uses and anticipated development within the TCSP area and AEN would continue to guide development within the area and would not include land uses that would impair implementation of or physically interfere with the City's emergency response efforts or evacuation routes. Furthermore, applications for future projects within the TCSP area and AEN would be reviewed and approved by the City's Fire Department prior to issuance of building permits to ensure consistency with fire standards and regulations. Additionally, future development would be required to adhere to the City's General Plan

(Safety Element) policies including, 4.2, 4.3, 4.4, 4.11, and 4.12 which address emergency response and emergency evacuation. Future development within the TCSP area and AEN would not conflict with emergency response and impacts would be less than significant.

Housing Element Sites

At the project level, development at Housing Element sites 16A, 16B, 20A, and 20B would also result in an increase in development and population concentrations in the southeastern part of the AEN. However, development at the Housing Element sites would not be within a VHFHSZ or include land uses that would impair implementation of or physically interfere with the City's emergency response efforts, evacuation routes. Temporary construction and development of Housing Element sites 16A, 16B, 20A, and 20B would not conflict with emergency response and impacts would be less than significant.

2. Wildfire

Threshold: Would the Project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire?

Finding: Less than significant. (Draft PEIR, p. 4.19-8)

Explanation: **TCSP Area and AEN**

The TCSP area and AEN are within an urbanized part of the City and are generally not located near areas of wildfire risk. None of the programmatic elements of the project are located within the CAL FIRE VHFHSZ; however, portions of the TCSP area are in a WUI zone (see Section 4.9). Additional development will occur within this WUI zone. Fire safety in general would be addressed by the City's General Plan policies 4.2 through 4.13 which provide guidance for the minimization of fire hazards including ensuring adequate response times, setting standards for emergency access, structural standards, other planning design measures required to be considered in all new development. Additionally, future projects would require review by the Building Official/Fire Marshal that would include review of defensible space and other wildfire protection/preventative measures. Significant impacts related to exacerbating a wildfire risk would not occur in the TCSP area or AEN.

Housing Element Sites

The Housing Element sites are located in the southeastern part of the AEN on vacant and graded sites that are generally flat and located along existing roadways and near existing developed areas. None of the sites are located near slopes or other factors that would exacerbate wildfire risks. Building and occupancy permits for future use of the Housing Element sites would include review for fire safety by the Building Official/Fire Marshal. Significant impacts related to exacerbating a wildfire risk would not occur within the Housing Element sites.

3. Infrastructure

Threshold: Would the project require the installation or maintenance of associated infrastructure (such a 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?

Finding: Less than significant. (Draft PEIR, p. 4.19-9)

Explanation: **TCSP Area and AEN**

The proposed project identifies new roadways and pedestrian and bicycle facilities, and other infrastructure and public facilities improvements throughout the TCSP area, including the AEN. The proposed TCSP Chapter 4, *Infrastructure and Public Utilities*, discusses the water, wastewater, and stormwater facilities that would continue to serve the TCSP area and AEN. The project is not located within the CAL FIRE VHFHSZ and none of the required infrastructure needed to serve future development within the TCSP area or the AEN would exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts would be less than significant on the TCSP area and AEN.

Housing Element Sites

Development of Housing Element sites 16A, 16B, 20A, and 20B would rely on existing infrastructure in the area such as roads and other utilities and emergency services. None of the Housing Element sites would require the installation or maintenance of associated infrastructure that may exacerbate fire risk and impacts in the Housing Element sites would be less than significant.

4. Flooding or Landslides

Threshold: Would the project 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?

Finding: Less than significant. (Draft PEIR, p. 4.19-9 through 4.19-10)

Explanation: **TCSP Area and AEN**

Wildfires can greatly reduce the amount of vegetation on hillsides. Slope failures, mudflows, and landslides are common in areas where steep hillsides and embankments are present, and such conditions would be exacerbated in a post-fire environment where vegetative cover has been removed. The TCSP area, including the AEN, is generally flat and surrounds the San Diego River. CAL FIRE mapping data indicates low to moderate erosion potential within the City limits. As discussed in EIR Section 4.10 and 4.7, future development within the TCSP area and AEN would not result in significant changes to runoff, slope stability, landslides, erosion, or drainage, and impacts would be less than significant.

Housing Element Sites

The Housing Element sites are in the southeastern part of the AEN on vacant and graded areas that do not have high erosion potential. None of the sites are located near slopes or other factors that would expose people or structures to downslope or downstream flooding risks or landslides. Housing Element sites 16A and 20A are near the San Diego River and are identified as partially within flood hazard areas of the San Diego River; however, as discussed in EIR Section 4.10, development of the Housing Element sites would not result in significant changes to runoff, slope stability, or drainage on either site, and impacts associated with the Housing Element sites would be less than significant.

SECTION III.
IMPACTS THAT ARE LESS THAN SIGNIFICANT WITH MITIGATION
INCORPORATED

Section 15091 of the State CEQA Guidelines (14 California Code of Regulations [CCR]) and Section 21081 of the Public Resources Code require a lead agency to make findings for each significant environmental impact disclosed in an EIR. Specifically, for each significant impact, the lead agency must make the following findings:

1. *Changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effects identified in the Final EIR;*
2. *Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by that agency; or*
3. *Specific economic, social, legal, technological, or other considerations, including provision of employment opportunities for highly trained workers, make the mitigation measures or project alternatives identified in the Final EIR infeasible.*

Each of these findings must be supported by substantial evidence in the administrative record. The City determined and makes the finding, based upon the environmental analysis presented in the Final EIR and the comments received by the public on the Draft EIR, that the following impacts can be fully avoided or reduced to a less-than-significant level through the incorporation of feasible mitigation measures into the project, as identified in the Final EIR. For each of these identified impacts, changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effects identified in the Final EIR.

The City Council hereby finds that Mitigation Measures have been identified in the EIR and these Findings that will avoid or substantially lessen the following potentially significant environmental impacts to a less than significant level. The potentially significant impacts, and the Mitigation Measures that will reduce them to a less than significant level, are as follows:

A. AESTHETICS

1. Scenic Vistas

Threshold: Would the project have a substantial adverse effect on a scenic vista?

Finding: Less than significant with mitigation. (Draft PEIR, pp. 4.1-8 through 4.1-12)

Explanation: **Housing Site 20A**

Housing Site 20A is a mostly vacant parcel containing occasional asphalt and concrete foundations. The site has a land use designation of Residential TC-R-22, which allows 22 to 30 du/ac and is surrounded by existing development to the east and west but sits directly south of the San Diego River. Development of Site 20A could affect visibility to the San Diego River, but Site 20A is not a designated scenic resource or area intended for scenic enjoyment. Site 20A is adjacent to the Edgemoor Polo Barn, which the City values as an aesthetic resource. TCSP Objective Design Standard F, *Historic Site Adjacency*, states that development proposals within Site 20A shall demonstrate project site planning and building design that respects and enhances the Edgemoor Polo Barn site. This includes pedestrian connectivity between proposed uses and the Polo Barn site, landscaping that enhances the Polo Barn site, and building design that incorporates transitions in bulk and scale on areas adjacent to the Polo Barn site. Additionally, development proposals within Site 20A shall demonstrate how they would adhere to the Secretary of Interior Standards for the Treatment of Historic Properties and standards and guidelines prescribed by the State Office of Historic Preservation. As described in Section 4.5, MM-CUL-5 involves the consideration of Objective Design Standard F during future project planning. If avoidance is not possible, the preferred alternative is to preserve the Edgemoor Polo Barn by moving it to another location. Overall adherence to applicable SMC development review and design requirements, in addition to proposed objective design and performance standards, would ensure that future development would not have a substantial adverse effect on a scenic view or vista, and impacts would be less than significant.

2. Visual Character or Quality

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

Finding: Less than significant with mitigation. (Draft PEIR, pp. 4.1-14 through 4.1-15)

Explanation: **Housing Site 20A**

Development of Site 20A could result in indirect visual character and quality impacts due to changes affecting the visual environment surrounding the Edgemoor Polo Barn. Specifically, development within a visual radius of the barn could result in indirect impacts to the historic resource related to the visibility of the resource and/or altering its surrounding visual character. General Plan Policy 12.1 is aimed at the protection of historic buildings. Policy 12.1 requires that future development respects and enhances the Edgemoor Polo Barn setting. As part of the development review process, development at Site 20A would be required to demonstrate a project design that respects and enhances the adjacent historic resource. Development at Site 20A could result in significant impacts to visual character and quality and mitigation measure CUL-5 is required.

B. BIOLOGICAL RESOURCES

1. Sensitive Species

Threshold: Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: Less than significant with mitigation measures. (Draft PEIR, pp. 4.4-17 through 4.4-31)

Explanation: **TCSP and AEN**

Special Status Plant Species

Development of the TCSP area and the AEN would result in impacts to three special status plant species: smooth tarplant and southwestern spiny rush, and white rabbit-tobacco. All other special status plant species observed on-site would either remain undisturbed or be conserved in open space. A total of 243 smooth tarplant individuals and two southwestern spiny rush individuals, and six white rabbit-tobacco individuals observed within the project area would be impacted by the proposed project. No special status plant species were determined to have a high potential to occur within the project area.

Federal or State Listed Plant Species

No impacts would occur to federally and/or state listed plant species as none were documented within the TCSP area or the AEN.

CRPR 1 or 2 Listed Plant Species

Generally, impacts to plant species with a California Native Plant Society (CNPS) California Rare Plant Ranks (CRPR) of 1 or 2 are considered potentially significant due to their higher sensitivity status, and the impact analysis evaluates substantial adverse effects to these species. Implementation of the proposed project has potential to result in direct impacts to the following special status plant species with a CRPR of 1 or 2: smooth tarplant.

Smooth Tarplant

Approximately 243 individuals of smooth tarplant occur in the TCSP area and the AEN. Implementation of mitigation measure BIO-6 would ensure that future development impacts on smooth tarplant in the TCSP area and the AEN are reduced to a less than significant level.

White rabbit-tobacco

Approximately six individuals of white rabbit-tobacco occur in the TCSP area and the AEN. Implementation of mitigation measure BIO-6 would ensure that future development impacts on smooth tarplant in the TCSP area and the AEN are reduced to a less than significant level.

CRPR 3 or 4 Listed Plant Species

CRPR 3 and 4 species are relatively widespread and impacts to such species would not substantially reduce their populations in the region and are not significant. Implementation of the project is anticipated to result in direct impacts to the following special status plant species with a CRPR of 3 or 4: southwestern spiny rush.

Southwestern Spiny Rush

One individual occurs within the TCSP area on conserved land designated as Park/Open Space along an unnamed tributary to the San Diego River. A second individual occurs within the TCSP area outside conserved lands at the southern terminus of Park Center Drive. Additionally, a third individual occurs within the TCSP area and AEN outside conserved lands at the southern terminus of Park Center Drive. Project impacts to southwestern spiny rush would be less than

significant because this relatively widespread species is known to occur elsewhere in the project vicinity, such that the local long-term survival of the species would not be impacted by impacts to two individuals. The impacted individuals are not part of a population at the periphery of the species' range, located in an area where the taxon is especially uncommon, or occurring on unusual substrates. Lastly, there are numerous documented occurrences of this species throughout the region, including on conserved lands, indicating that the project does not represent a geographically significant population.

Other Special Status Plant Species

Implementation of the proposed project is not anticipated to result in impacts to other special status plant species known from or with high potential to occur in the project area. These species are expected to be avoided by project activities due either to the species' location being outside of the proposed development footprint, or the lack of suitable conditions (habitat, soils, hydrology, elevations, etc.) within the development footprint. However, due to the long-term nature of the project, potential additional or new populations of special status plant species could be discovered in the future, including Multiple Species Conservation Program (MSCP) Narrow Endemic species. Project impacts to special status plant species may be considered significant depending on the species, sensitivity, and the number of plants to be impacted. Significant impacts to special status plant species, if determined to occur, would require mitigation, including species-specific mitigation, consistent with the City's General Plan (City 2003b). Implementation of mitigation measure BIO-6 would ensure that future development impacts on sensitive resources that occur adjacent to project work limits are avoided. Additionally, mitigation measure BIO-5 would ensure that temporary impacts to vegetation communities will be revegetated to native habitats following completion of construction activities.

Special Status Animal Species

Implementation of the proposed project has potential to result in direct impacts to habitats occupied or suitable for special status wildlife species. These habitats include wetland and riparian habitats, open water/lake, Diegan coastal sage scrub and various subtypes of this habitat, and non-native grassland. Such impacts would be a result of development activities such as vegetation removal, which could cause loss of habitat and/or direct injury or mortality to individuals. These impacts are described below.

Federally or State Listed Animal Species

Implementation of the proposed project would impact locations where the following three listed animal species have been documented within the proposed project area or have high potential to occur: coastal California gnatcatcher (CAGN), least Bell's vireo, and western spadefoot toad; additional information is provided below. Nesting and migratory birds also may be impacted by future development.

Coastal California Gnatcatcher

Implementation of the proposed project within both the TCSP area and AEN would result in impacts to CAGN from the removal of 14.1 acres of Diegan coastal sage scrub (comprising disturbed, baccharis-dominated, and disturbed baccharis-dominated). Impacts from the TCSP area and AEN total no more than 8.7 acres of disturbed Diegan coastal sage scrub and 5.4 acres of Diegan coastal sage scrub: Baccharis dominated (including disturbed). Impacts to occupied and potential CAGN habitat within the TCSP area and AEN are considered significant and would require mitigation.

If construction or operational activities in the TCSP area or AEN were to occur during the CAGN breeding season (March 1 through August 15) and impact occupied CAGN habitat, direct impacts to nesting CAGN would be considered significant and would require mitigation. Through the implementation of mitigation measures BIO-6, BIO-7, BIO-8, and BIO-9 impacts to this species would be reduced to less than significant. Additionally, mitigation measure BIO-5 would ensure that temporary impacts to vegetation communities will be revegetated to native habitats following completion of construction activities.

Least Bell's Vireo

A maximum amount of 7.93 acres of suitable habitat for least Bell's vireo may be impacted by development of the TCSP area, AEN, and Site 16A areas. Suitable breeding habitat for the least Bell's vireo within the TCSP area comprises 0.01 acre of southern riparian forest, 6.57 acres of southern arroyo willow riparian forest, 0.72 acre of southern riparian scrub (including disturbed and restoration), 0.47 acre of southern willow scrub, and 0.16 acre of tamarisk scrub. Suitable breeding habitat for the least Bell's vireo within the AEN comprises 1.52 acres of southern arroyo willow riparian forest, 0.03 acre of southern riparian scrub (restoration), 0.47 acre of southern willow scrub, and 0.16 acre of tamarisk scrub. If construction or operational activities were to occur during the vireo breeding season (March 15 through September 15) and impact occupied least Bell's

vireo habitat, direct impacts to nesting least Bell's vireo would be considered significant and would require mitigation. Additionally, indirect impacts to least Bell's vireo would occur if construction activities were to take place during the vireo breeding season and were to generate noise levels greater than 60 A-weighted decibels (dBA) or exceed ambient noise levels if greater than 60 dBA, within occupied least Bell's vireo habitat. Through the implementation of mitigation measures BIO-6, BIO-7, BIO-8, and BIO-9, impacts to this species would be reduced to less than significant. Additionally, mitigation measure BIO-5 would ensure that temporary impacts to vegetation communities will be revegetated to native habitats following completion of construction activities.

Western Spadefoot Toad

The western spadefoot toad has high potential to occur in sparse riparian habitat along the San Diego River. Construction activities related to the implementation of the proposed project could impact western spadefoot toad. Through implementation of mitigation measure BIO-6 and BIO-10 impacts to this species would be reduced to less than significant. Additionally, mitigation measure BIO-5 would ensure that temporary impacts to vegetation communities will be revegetated to native habitats following completion of construction activities. Therefore, impacts to western spadefoot toad would be less than significant.

Nesting Birds

The project area contains trees, shrubs, and other vegetation that provide suitable nesting habitat for common birds, including raptors (such as Cooper's hawk), protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game (CFG) Code. Construction of the proposed project could result in the removal or trimming of trees and other vegetation during the general bird nesting season (January 15 through July 15 for raptors and February 1 – September 15 for general avian species) and, therefore, could result in impacts to nesting birds in violation of the MBTA and CFG Code. The proposed project construction within 500 feet of breeding habitat for nesting birds could result in adverse indirect impacts related to construction or operational noise. Impacts to nesting birds and temporary (foraging, migration, and dispersal) habitat would be significant. However, through the implementation of mitigation measures BIO-7, BIO-8, and BIO-9, impacts to nesting birds would be reduced to less than significant.

Other Special Status Animal Species

Implementation of the proposed project could result in impacts to the following seven other special status animal species with high potential to occur: San Diegan legless lizard, California glossy snake, Belding's orange-throated whiptail, San Diegan tiger whiptail, red diamond rattlesnake, Blainville's horned lizard, and two-striped garter snake.

Potential impacts to other special status animal species would result from the removal of 9.89 acres of wetland and riparian habitats, 18.3 acres of sensitive upland habitats, and 420.7 acres of non-sensitive upland habitats that may support these species. These impacts would be less than significant due to the small number of individuals that would potentially be affected, the relatively small amount of habitat to be impacted, and the large amount of suitable habitat in the project area that would be avoided by activities and would continue to be preserved within conserved lands. Impacts to MSCP-covered species would be less than significant based on adequate species coverage and suitable habitats protected under the MSCP.

Housing Element Sites

Special Status Plant Species

The Housing Element sites would result in impacts to two special status plant species: smooth tarplant and southwestern spiny rush. All other special status plant species observed on-site would either remain undisturbed or be conserved in open space. A total of 110 smooth tarplant individuals observed within the Housing Element sites would be impacted by the proposed project. No special status plant species were determined to have a high potential to occur within the project area.

Federal or State Listed Plant Species

No impacts would occur to federally and/or state listed plant species as none were documented within the Housing Element sites.

CRPR 1 or 2 Listed Plant Species

Generally, impacts to plant species with a CNPS CRPR of 1 or 2 are considered potentially significant due to their higher sensitivity status, and the impact analysis evaluates substantial adverse effects to these species. Implementation of the proposed project has potential to result in direct impacts to the following special status plant species with a CRPR of 1 or 2: smooth tarplant.

Smooth Tarplant

Approximately 110 individuals of Smooth Tarplant occur on Site 16A (Figure 4.4-1). Mitigation measures BIO-1 and BIO-2 would reduce proposed project impacts on Site 16A to less than significant. Mitigation measure BIO-3 and BIO-4 would require the installation of temporary construction fencing and biological monitoring where work limits occur adjacent to known sensitive resources to be avoided, including smooth tarplant individuals. Implementation of mitigation measures BIO-3 and BIO-4 would ensure that additional impacts on sensitive resources that occur adjacent to project work limits are avoided. Additionally, Mitigation measure BIO-5 would ensure that temporary impacts to vegetation communities will be revegetated to native habitats following completion of construction activities.

CRPR 3 or 4 Listed Plant Species

CRPR 3 and 4 species are relatively widespread and impacts to such species would not substantially reduce their populations in the region and are not significant. Implementation of the project is not anticipated to result in direct impacts to the following special status plant species with a CRPR of 3 or 4: southwestern spiny rush, as these individuals do not occur on sites 16A, 16B, 20A, and 20B (Figure 4.4-1).

Other Special Status Plant Species

Implementation of the proposed project is not anticipated to result in impacts to other special status plant species known from or with high potential to occur in the project area. These species are expected to be avoided by project activities due either to the species' location being outside of the proposed development footprint, or the lack of suitable conditions (habitat, soils, hydrology, elevations, etc.) within the development footprint. However, due to the long-term nature of the project, potential additional or new populations of special status plant species could be discovered in the future, including MSCP Narrow Endemic species. Project impacts to special status plant species may be considered significant depending on the species, sensitivity, and the number of plants to be impacted. Significant impacts to special status plant species, if determined to occur, would require mitigation, including species-specific mitigation, consistent with the City's General Plan (City 2003b). Implementation of mitigation measure BIO-6 would ensure that future development impacts on sensitive resources that occur adjacent to project work limits are avoided. Additionally, mitigation measure BIO-5 would ensure that temporary impacts to vegetation communities will be

revegetated to native habitats following completion of construction activities.

Special Status Animal Species

Implementation of the proposed project has potential to result in direct impacts to habitats occupied or suitable for special status wildlife species. These habitats include wetland and riparian habitats, open water/lake, Diegan coastal sage scrub and various subtypes of this habitat, and non-native grassland. Such impacts would be a result of development activities such as vegetation removal, which could cause loss of habitat and/or direct injury or mortality to individuals. These impacts are described below.

Federally or State Listed Animal Species

Implementation of the proposed project would impact locations where the following three listed animal species have been documented within the proposed project area or have high potential to occur: CAGN, least Bell's vireo, and western spadefoot toad; additional information is provided below. Nesting and migratory birds also may be impacted by future development as follows.

Coastal California Gnatcatcher

Habitat suitable for CAGN does not occur on sites 16A, 16B, 20A, or 20B. Impact to CAGN would be less than significant in the Housing Element sites.

Least Bell's Vireo

Suitable breeding habitat for the least Bell's vireo within Site 16A comprises 0.19 acre of southern willow scrub. If construction activities were to occur during the vireo breeding season (March 15 through September 15) and impact occupied least Bell's vireo habitat, direct impacts to nesting least Bell's vireo would be considered significant and would require mitigation. Additionally, indirect impacts to least Bell's vireo would occur if construction activities were to take place during the vireo breeding season and were to generate noise levels greater than 60 dBA, or exceed ambient noise levels if greater than 60 dBA, within occupied least Bell's vireo habitat. Through the implementation of mitigation measures BIO-6, BIO-7, and BIO-8 impacts to this species would be reduced to a less than significant level. Additionally, mitigation measure BIO-5 would ensure that temporary impacts to vegetation communities will be revegetated to native habitats following completion of construction activities.

Western Spadefoot Toad

The western spadefoot toad has high potential to occur in sparse riparian habitat along the San Diego River. Construction related to the implementation of the proposed project, including the Housing Element sites, could impact western spadefoot toad. Through implementation of mitigation measure BIO-6 and BIO-10 impacts to this species would be reduced to less than significant. Additionally, mitigation measure BIO-5 would ensure that temporary impacts to vegetation communities will be revegetated to native habitats following completion of construction activities. Therefore, impacts to western spadefoot toad would be less than significant in the Housing Element sites.

Nesting Birds

The project area contains trees, shrubs, and other vegetation that provide suitable nesting habitat for common birds, including raptors (such as Cooper's hawk), protected under the MBTA and CFG Code. Construction of the proposed project could result in the removal or trimming of trees and other vegetation during the general bird nesting season (January 15 through July 15 for raptors and February 1 through September 15 for general avian species) and, therefore, could result in impacts to nesting birds in violation of the MBTA and CFG Code. The proposed project construction within 500 feet of breeding habitat for nesting birds could result in adverse indirect impacts related to construction noise. Impacts to nesting birds and temporary (foraging, migration, and dispersal) habitat would be significant. However, through the implementation of mitigation measures BIO-7 and BIO-8, impacts to nesting birds would be reduced to less than significant.

Other Special Status Animal Species

Implementation of the proposed project could result in impacts to the following seven other special status animal species with high potential to occur: San Diegan legless lizard, California glossy snake, Belding's orange-throated whiptail, San Diegan tiger whiptail, red diamond rattlesnake, Blainville's horned lizard, and two-striped garter snake.

Potential impacts to other special status animal species would result from the removal of 9.89 acres of wetland and riparian habitats, 18.3 acres of sensitive upland habitats, and 420.7 acres of non-sensitive upland habitats that may support these species. These impacts would be less than significant due to the small number of individuals that would potentially be affected, the relatively small amount of habitat to

be impacted, and the large amount of suitable habitat in the project area that would be avoided by activities and would continue to be preserved within conserved lands. Impacts to MSCP-covered species within the Housing Element sites would be less than significant based on adequate species coverage and suitable habitats protected under the MSCP.

TCSP Area, AEN, and Housing Element Sites

BIO-1

Focused surveys for smooth tarplant will be completed during the blooming period for this species (April to September) prior to clearing and grubbing for development of sites 16A, 16B, 20A, and 20B. Smooth tarplant observed in a proposed impact area will be flagged and avoided during construction. If impacts to smooth tarplant individuals cannot be avoided, mitigation will consist of on- or off-site preservation, translocation, and/or restoration within a Biological Resource Core Area, with a preference for species salvage and translocation on-site if feasible, as determined by a qualified biologist and approved by the City. Seed material will be sourced from within 25 miles of the City, but if seed is not available, due to seasonality or a poor seeding year, seed collected from southeastern San Diego County may be used. If species are transplanted for mitigation, these species will be included in a plant salvage and translocation plan according to mitigation measure BIO-2.

BIO-2

Prior to vegetation clearing for development of the sites 16A, 16B, 20A, and 20B, if smooth tarplant is being impacted and translocation is selected as part of the mitigation package according to mitigation measure BIO-1, a plant salvage and translocation plan shall be prepared for smooth tarplant impacted by the project. The plan shall, at a minimum, evaluate options for plant salvage and relocation, including native plant mulching, selective soil salvaging, and application/relocation of resources within the project area. Relocation efforts may include seed collection and/or translocation to a suitable receptor site and will be based on the most reliable methods of successful relocation. The program shall contain a recommendation for method of salvage and relocation/application based on the feasibility of implementation and the likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, success criteria, estimated completion time, and any relevant contingency measures. The resource salvage plan shall be prepared by a qualified biologist and shall be implemented according to the Mitigation Monitoring and Reporting Program for the project, to the satisfaction of the City.

- BIO-3** To help ensure errant impacts to sensitive vegetation communities and jurisdictional waters outside of the impact footprint are avoided during construction in the Housing Element sites, environmental exclusionary fencing, where determined necessary by the qualified biologist, would be installed at the edges of the impact limits before the initiation of grading. All construction staging shall occur within the approved limits of construction. A qualified biologist will monitor the installation of environmental fencing wherever it would abut sensitive vegetation communities. The biologist will periodically monitor the limits of construction operations to ensure that avoidance areas are delineated with temporary fencing and that fencing remains intact. Unless otherwise determined by the monitoring biologist, periodically means once every 14 days after environmental exclusionary fencing has been installed at the edges of the impact limits.
- BIO-4** Prior to vegetation clearing for development of the Housing Element sites a qualified biologist shall conduct a Worker Environmental Awareness Program (WEAP) training session for project and construction personnel prior to the commencement of work. The training shall include a description of the species of concern and their habitats, the general provisions of the Federal and California Endangered Species Acts (FESA and CESA), the penalties associated with violating the provisions of the acts, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project area boundaries.
- BIO-5** Immediately following completion of temporary construction activities within the TCSP area, AEN, and Housing Element sites, the contractor shall restore the temporary impact areas to pre-construction contours and revegetate the areas with native plant material, as follows: excavated soils and cleared native plant material shall be stockpiled within an appropriate staging area along the edge of the work corridor to the extent feasible; excavated soils shall be backfilled upon completion of construction and recontoured to pre-existing conditions; cleared native plant material shall be distributed over the temporarily disturbed areas; native seed application and installation of native container plants. Plant and seed material will be sourced from within 25 miles of the project area, but if plant and seed material is not available, due to seasonality or a poor seeding year, seed collected from southeastern San Diego County may be used. Maintenance and monitoring of the revegetation shall be provided for a period up to 25 months or for a period sufficient to establish native plant material and to provide vegetative cover that prevents soil erosion. Appropriate landscaping will be selected based on the

vegetation communities within the portion of the study area adjacent to the project. In areas supporting native (or disturbed native) vegetation communities, revegetation of temporarily impacted areas will be with appropriate native plant materials. Only non-invasive plant species will be included in the revegetation plans (species not listed on the California Invasive Plant Inventory prepared by the California Invasive Plant Council ([Cal-IPC] 2024). A qualified landscape architect and/or qualified biologist shall review landscape plant palettes prior to implementation to ensure that no invasive species are included. Any planting stock brought onto the project area shall be inspected to ensure it is free of pest species that could invade natural areas, including but not limited to, Argentine ants (*Linepithema humile*) and South American fire ants (*Solenopsis invicta*). Inspections of planting stock for habitat revegetation shall be by a qualified biologist. Any planting stock found to be infested with such pests shall be quarantined, treated, or disposed of according to best management practices (BMPs) by qualified personnel, in a manner that precludes invasions into natural habitats. Temporary irrigation via irrigation lines and appurtenances (or alternate method approved by the City and qualified biologist) shall be provided by the contractor for a period sufficient to establish plant material and to provide vegetative cover that prevents soil erosion. Irrigation shall be performed in a manner that avoids runoff, seepage, and overspray onto adjacent properties, non-irrigated areas, walls, roadways, waterways, or structures.

TCSP Area and AEN Only (No Housing Element Sites)

BIO-6

Applications for future development outside of sites 16A, 16B, 20A, and 20B, where the City has determined a potential for impacts to sensitive biological resources, shall be required to comply with the following mitigation measure:

- a. Prior to issuance of any construction permit or any earth-moving activities, a site specific general biological resources survey shall be conducted to identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. A biological resources report shall be submitted to the City to document the results of the biological resources survey. The report shall include (1) the methods used to determine the presence of sensitive biological resources; (2) vegetation mapping of all vegetation communities and/or land cover types; (3) the locations of any sensitive plant or wildlife species; (4) an evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; and (5) an evaluation of the significance of

any potential direct or indirect impacts from the proposed project. If suitable habitat for sensitive species is identified based on the general biological survey, then focused presence/absence surveys shall be conducted in accordance with applicable resource agency survey protocols and incorporated into the biological resources report. If potentially significant impacts to sensitive vegetation communities and biological resources are identified, project-level grading and site plans shall incorporate project design features to avoid or minimize direct impacts on sensitive biological resources to the extent feasible, and the report shall also recommend appropriate mitigation to reduce the impacts to below a level of significance, where feasible. Mitigation measures shall be consistent with the standards contained in the Santee Subarea Plan, and projects shall be required to obtain all necessary permits to ensure compliance with applicable federal, state, and local regulations, such as the federal and state Endangered Species Acts. Mitigation ratios for sensitive vegetation community impacts are:

- Wetland habitats – 3:1 ratio
- Diegan coastal sage scrub – 2:1 ratio
- Non-native grassland – 0.5:1 ratio

Mitigation ratios shall be doubled for sensitive vegetation community impacts within the Preserve and Open Space System designated by the Santee Subarea Plan, once adopted.

- b. Environmentally Sensitive Areas shall be identified in the biological resources report and avoided to the maximum extent practicable. In areas near or adjacent to Environmentally Sensitive Areas (i.e., natural habitats and vegetation, wetlands, wildlife areas, wildlife corridors), the biological resources report will consider the following measures:

Avoidance of Environmentally Sensitive Areas. In areas near or adjacent to Environmentally Sensitive Areas, construction limits shall be clearly demarcated using highly visible barriers (such as silt fencing), which shall be installed under the supervision of a qualified biologist prior to the commencement of work. Construction personnel shall strictly limit their activities, vehicles, equipment, and construction materials to the project footprint, including designated staging areas, and routes of travel. The construction areas shall be limited to the minimal area necessary to complete the proposed project. The

fencing shall remain in place until the completion of all construction activities and shall be promptly removed when construction is complete.

Biological Monitoring. A qualified biological monitor shall conduct construction monitoring of all work conducted within/adjacent to environmentally sensitive areas during all vegetation removal and ground-disturbing activities such as staging and grading, for the duration of the proposed project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat outside the project footprints and to survey for sensitive wildlife species. When vegetation removal and ground-disturbing activities are not occurring, as needed monitoring at the project areas shall occur.

Worker Environmental Awareness Program. In areas near or adjacent to Environmentally Sensitive Areas, a qualified biologist shall conduct a WEAP training session for project and construction personnel prior to the commencement of work. The training shall include a description of the species of concern and their habitats, the general provisions of the Endangered Species Acts (FESA and CESA), the penalties associated with violating the provisions of the acts, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project area boundaries.

Best Management Practices. During future project construction activities, the following BMPs shall be implemented:

- All equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities shall occur in developed or designated non-sensitive upland habitat areas. The designated upland areas shall be located to prevent runoff from any spills from entering Waters of the US.
- A SWPPP and a soil erosion and sedimentation plan shall be developed (where requirements are met) to minimize erosion and identify specific pollution prevention measures that shall eliminate or control potential point and nonpoint pollution sources onsite during and following the project construction phase. The SWPPP shall identify specific BMPs during project construction to prevent any water quality standard exceedances. In addition, the SWPPP shall contain

provisions for changes to the plan such as alternative mechanisms, if necessary, during project design and/or construction to achieve the stated goals and performance standards.

- Trash shall be stored in closed containers so that it is not readily accessible to scavengers and shall be removed from the construction site on a daily basis.
- Water quality shall be visually monitored by the biological monitor to ensure that no substantial increases in turbidity occur during construction. All relevant natural resource permits and authorizations shall be obtained from appropriate agencies (i.e., U.S. Army Corps of Engineers [USACE], RWQCB, and California Department of Fish and Wildlife [CDFW]) prior to the initiation of construction activities. Permit conditions contained within the permits and authorizations shall be employed throughout the duration of the project.
- Hydrologic connectivity shall be maintained within drainages during the duration of construction. Brush, debris material, mud, silt, or other pollutants from construction activities shall not be placed within drainages and shall not be allowed to enter a flowing stream.
- Dust control measures shall be implemented by the contractor to reduce excessive dust emissions. Dust control measures shall be carried out at least two times per day on all construction days, or more during windy or dry periods, and may include wetting work areas, the use of soil binders on dirt roads, and wetting or covering stockpiles.
- No pets shall be allowed in, or adjacent to, the project areas.
- Rodenticides, herbicides, insecticides, or other chemicals that could potentially harm wildlife or native plants shall not be used near or within Environmentally Sensitive Areas within or near the roadway segments.
- Construction equipment shall be cleaned of mud or other debris that may contain invasive plants and/or

seeds and inspected to reduce the potential of spreading noxious weeds before mobilizing to the site and before leaving the site during construction.

- The cleaning of equipment will occur at least 300 feet from Environmentally Sensitive Area fencing.
- *Use of Native Plants.* All project-related planting and landscaping shall not use plants listed on California Invasive Plant Council. Locally native plants shall be used near open space and native areas to the greatest extent feasible.

TCSP Area, AEN, and Housing Element Sites

BIO-7

Grubbing or clearing of vegetation within the TCSP area, AEN, or Housing Element sites during the general avian breeding season (February 1 to September 15), least Bell's vireo breeding season (March 15 to September 15), coastal California gnatcatcher breeding season (March 1 to August 15), or raptor breeding season (January 15 to July 15) shall be avoided to the extent feasible. If grubbing, clearing, or grading would occur during the breeding season, a pre-construction survey shall be conducted by a qualified biologist no more than three days prior to the commencement of activities to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within 300 feet of the survey area (500 feet for raptors), clearing, grubbing, and grading shall be allowed to proceed in that area. Furthermore, if clearing, grubbing, or grading activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting will be conducted by a qualified biologist within three days prior to the commencement of clearing, grubbing, or grading activities in that area. If active nests or nesting birds are observed within 300 feet of the survey area (500 feet for raptors), the biologist shall flag a buffer around the active nests, and clearing, grubbing, or grading activities shall not occur within 300 feet of active nests (500 feet for raptors) until nesting behavior has ceased, nests have failed, or young have fledged as determined by a qualified biologist. If the qualified biologist determines that the species will not be impacted with a reduced buffer (i.e., less than 300 feet for general avian species and 500 feet for raptors), potentially with the implementation of avoidance measures to reduce noise, as necessary, and/or the qualified biologist monitors the active nest during clearing, grubbing, or grading to ensure no impacts to the species occur, these activities

may occur outside the reduced buffer during the breeding season, as long as the species is not impacted.

BIO-8

If heavy equipment would be in operation during construction within the TCSP area, AEN, or Housing Element sites during the breeding season for least Bell's vireo (March 15 to September 15), coastal California gnatcatcher (March 1 to August 15), or raptors (January 15 to July 15), pre-construction survey(s) shall be conducted by a qualified biologist, as appropriate, to determine whether these species occur within the areas potentially impacted by noise. If pre-construction surveys determine that active nests belonging to these species are absent from the potential noise impact area (within 300 feet for vireo or gnatcatcher, 500 feet for raptors, or as otherwise determined by a qualified biologist), clearing, grubbing, and grading shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these species, then clearing, grubbing, and grading within 300 feet of the nest location(s) for vireo or gnatcatcher and 500 feet for raptors, shall: (1) be postponed until a permitted biologist determines the nest is no longer active; (2) be allowed to continue if nest monitoring by a qualified biologist determines that noise levels are not adversely affecting the nesting birds, or (3) not occur until a temporary noise barrier or berm is constructed at the edge of the clearing, grubbing, or grading footprint and/or around the piece of equipment to ensure that noise levels are reduced to below 60 dBA hourly average or to the maximum hourly average ambient noise level if it already exceeds 60 dBA at the nest location. Decibel output for Item (3) will be confirmed by a qualified noise specialist and intermittent monitoring by a qualified biologist will be required to ensure that conditions have not changed.

BIO-9

If periodic noise (such as events) or continuous noise (such as mechanical equipment) generated by standard operation of land uses within the TCSP, AEN, or Housing Element sites 16A, 16B, 20A, and 20B will produce noise levels that will adversely affect nesting birds during the breeding season for least Bell's vireo (March 15 to September 15), coastal California gnatcatcher (March 1 to August 15), or raptors (January 15 to July 15), activities nearby to suitable special-status species habitat on preserved land will be designed and implemented to minimize noise impacts to preserves and wildlife. Operational activities shall be allowed to continue if a noise barrier or berm is constructed at the edge of the suitable special-status species habitat to ensure that noise levels are reduced to below 60 dBA hourly average or the maximum hourly average ambient noise level if it already exceeds 60 dBA at the edge of suitable habitat during the breeding season.

BIO-10 A focused pre-construction survey for special status animal species will be completed by a qualified biologist prior to clearing and grubbing within the TCSP area, AEN, or sites 16A, 16B, 20A, and 20B. Aside from birds, which are covered by other mitigation measures, this survey will focus on the special status animal species identified as having high potential to occur on-site: western spadefoot toad, San Diegan legless lizard, California glossy snake, Belding's orange-throated whiptail, San Diegan tiger whiptail, red diamond rattlesnake, Blainville's horned lizard, and two-striped garter snake. Occupied special status species habitat observed in the proposed impact area will be flagged and avoided during construction until the qualified biologist determines that special status species are no longer using the habitat.

2. Sensitive Vegetation Communities

Threshold: Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: Less than significant with mitigation measures. (Draft PEIR, pp. 4.4-31 through 4.4-34)

Explanation: **TCSP Area**

The project would result in impacts to jurisdictional wetlands and riparian habitats as defined by the USACE, RWQCB, and CDFW and shown in Figure 4.4-2. These impacts would be considered potentially significant. These impacts would be reduced to a less than significant level through the implementation of mitigation measure BIO-11, which requires the project to obtain wetland permits through the appropriate wetland permitting agencies and would require the in-kind creation of new wetland of the same type lost, at a ratio determined by the applicable regulatory agencies that would prevent any net loss of wetland functions and values.

Indirect impacts to adjacent jurisdictional waters and wetlands could occur through inadvertent intrusion into these adjacent areas by construction vehicles, equipment, and personnel. These impacts would be mitigated through the implementation of mitigation measure BIO-6.

The proposed project, if fully built out, would result in impacts to Diegan coastal sage scrub (including disturbed), Diegan coastal sage scrub: Baccharis-dominated, and non-native grassland, which are

considered sensitive natural communities and require mitigation. The project would also result in impacts to eucalyptus woodland, artificial detention basin, disturbed habitat, and developed land, which are not considered sensitive natural communities. Impacts to non-sensitive vegetation communities are not considered significant and, therefore, do not require mitigation.

Impacts to up to 8.7 acres of Diegan coastal sage scrub (disturbed), 5.4 acres of Diegan coastal sage scrub: Baccharis-dominated (including disturbed), and 4.2 acres of non-native grassland, totaling 18.3 acres) would be reduced to less than significant through implementation of mitigation measure BIO-6. Additionally, mitigation measure BIO-5 would ensure that temporary impacts to vegetation communities will be revegetated to native habitats following completion of construction activities.

AEN

The AEN portion of the project would result in impacts to jurisdictional wetlands and riparian habitats as defined by the USACE, RWQCB, and CDFW. These impacts would be considered potentially significant. These impacts would be reduced to a less than significant level through the implementation of mitigation measure BIO-11, which requires the project to obtain wetland permits through the appropriate wetland permitting agencies and would require the in-kind creation of new wetland of the same type lost, at a ratio determined by the applicable regulatory agencies that would prevent any net loss of wetland functions and values.

Indirect impacts to adjacent jurisdictional waters and wetlands could occur through inadvertent intrusion into these adjacent areas by construction vehicles, equipment, and personnel. These impacts would be mitigated through the implementation of mitigation measure BIO-6.

The AEN portion of the proposed project would result in impacts to Diegan coastal sage scrub (including disturbed) and Diegan coastal sage scrub: Baccharis-dominated, which are considered sensitive natural communities and require mitigation. The project would also result in impacts to eucalyptus woodland, artificial detention basin, disturbed habitat, and developed land, which are not considered sensitive natural communities. Impacts to non-sensitive vegetation communities are not considered significant and, therefore, do not require mitigation.

Impacts to 8.7 acres Diegan coastal sage scrub (disturbed) and 5.4 acres Diegan coastal sage scrub: Baccharis-dominated (including disturbed; totaling 14.1 acres) would be reduced to less than significant through implementation of mitigation measure BIO-6. Mitigation measure BIO-5 would ensure that temporary impacts to vegetation communities will be revegetated to native habitats following completion of construction activities.

Site 16A

Development of Site 16A would not result in impacts to sensitive upland natural communities requiring mitigation. Site 16A would result in impacts to artificial detention basin, disturbed habitat, and developed land, which are not considered sensitive natural communities. Impacts to southern willow scrub are discussed below under CDFW jurisdiction.

Waters of the U.S.

According to the Biological Resources Technical Report prepared for the project (Appendix C), development of Site 16A would impact a total of 0.37 acre of wetland and non-wetland waters of the U.S., (Table 4.4-4, *Impacts to Jurisdictional Waters [River Parkways Project]*) comprising 0.04 acre of wetland waters of the U.S. and 0.32 acre of non-wetland waters of the U.S. Mitigation would require re-aligning and widening the Las Colinas channel as mitigation for the Riverview Parkway Project, comprising creation of 0.74 acre waters of the U.S. and 1.24 acres riparian habitat. Additionally, 0.08 acre of existing waters of the U.S. that would be temporarily affected by recontouring (will remain within the widened Las Colinas Channel) will also be revegetated and maintained. These impacts would be mitigated through the implementation of mitigation measure BIO-12. Implementation of mitigation measures BIO-3 and BIO-4 would ensure that additional impacts on sensitive resources that occur adjacent to project work limits are avoided.

California Department of Fish and Wildlife Jurisdiction

Development of Site 16A would impact a total of 1.18 acres of CDFW jurisdictional streambed and riparian areas (Table 4.4-4). A total of 0.19 acre of CDFW jurisdictional habitat, comprising southern willow scrub, occurs within Site 16A. By re-aligning and widening the Las Colinas channel, mitigation will comprise restoration of 1.24 acres riparian habitat. These impacts would be mitigated through the implementation of mitigation measure BIO-12. Implementation of mitigation measures BIO-3 and BIO-4 would ensure that additional

impacts on sensitive resources that occur adjacent to project work limits are avoided.

Sites 16B, 20A, and 20B

The proposed sites 16B, 20A, and 20B would not result in impacts to sensitive natural communities requiring mitigation. Sites 16B, 20A, and 20B would result in impacts to disturbed habitat and developed land, which are not considered sensitive natural communities. Impacts to non-sensitive vegetation communities are not considered significant and, therefore, do not require mitigation. Implementation of mitigation measures BIO-3 and BIO-4 would ensure that additional impacts on sensitive resources that occur adjacent to project work limits are avoided. Additionally, mitigation measure BIO-5 would ensure that temporary impacts to vegetation communities will be revegetated to native habitats following completion of construction activities.

TCSP Area, AEN, and Housing Element Sites

BIO-11

Applications where the City has determined a potential for impacts to jurisdictional waters and wetlands shall be required to comply with the following permitting and mitigation framework.

Prior to issuance of any construction permit or any earth-moving activities, a site specific general biological resources survey (BIO-6) shall be conducted to identify the presence of any sensitive biological resources, including any wetlands. Should any potential jurisdictional waters or wetlands be identified on-site during the general biological resources survey, then a jurisdictional wetlands delineation shall be conducted following the methods outlined in the USACE's 1987 *Wetlands Delineation Manual* and the *Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West Region* or most current USACE guidance. The limits of any riparian habitats on-site under the sole jurisdiction of CDFW shall also be delineated, as well as any special aquatic sites that may not meet federal jurisdictional criteria but are regulated by the RWQCB.

Avoidance measures based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts to jurisdictional waters consistent with federal, state, and City guidelines. Unavoidable impacts to wetlands shall be minimized to the maximum extent practicable and would be subject to alternatives and mitigation analyses consistent with the USACE's and RWQCB's permit processes. Unavoidable impacts would require the project to submit permit applications to the USACE under CWA Section 404,

the RWQCB under CWA Section 401 and/or the State Porter-Cologne Water Quality Control Act, and/or the CDFW under CFG Code Sections 1600 *et seq.*, depending on the jurisdictional resources impacted. The permits issued for the project will set the mitigation requirements, which typically require the in-kind creation of new wetland of the same type lost, at a ratio determined by the applicable regulatory agencies that would prevent any net loss of wetland functions and values. (See mitigation measure BIO-12 for the proposed mitigation package for the Riverview Parkway Project.) Wetland creation on-site or within the same wetland system should be given preference over replacement off-site or within a different system. The City shall also control use and development in surrounding areas of influence to wetlands with the application of buffer zones as may be required for wetlands pursuant to federal and/or state permits in accordance to the Land Use Adjacency Guidelines, conservation measures and wetland protection standards in the Draft Subarea Plan Chapter 5. Use and development within buffer areas shall be limited to minor passive recreational uses with fencing, desiltation, or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer when feasible. All wetlands and buffers shall be permanently conserved or protected through the application of an open space easement or other suitable device.

Housing Element Site 16A Only

BIO-11

Site 16A would result in impacts to 0.37 acre of wetland and non-wetland waters of the U.S., 0.37 acre of wetland and non-wetland waters of the State, and 1.18 acres CDFW Jurisdictional Habitat. By re-aligning and widening the Las Colinas Channel, mitigation will comprise creation of 0.74 acre waters of the U.S., 0.74 acre waters of the State, and 1.24 acres riparian habitat. Additionally, 0.08 acre of existing waters of the U.S./State that would be temporarily affected by recontouring (will remain within the widened Las Colinas Channel) will also be revegetated and maintained.

3. Wetlands

Threshold: Would the Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Finding: Less than significant with mitigation measures. (Draft PEIR, pp. 4.4-35 through 4.4-36)

Explanation: TCSP Area, AEN, and Housing Element Site 16A

As previously stated in Section 4.4.6.1, implementation of Site 16A would result in a total of 0.37 acre of wetland and non-wetland waters of the U.S. Impacts to wetland and non-wetland waters of the U.S. would be considered potentially significant. Development of the Riverview Parkway Property, which is inclusive of Site 16A and associated mitigation within the Las Colinas Channel, would impact a total of 1.18 acres of CDFW jurisdictional streambed and riparian areas. A total of 0.19 acre of CDFW jurisdictional habitat, comprising southern willow scrub, occurs within Site 16A. By re-aligning and widening the Las Colinas channel as mitigation for the Riverview Parkway Project, the mitigation will comprise the restoration of 1.24 acres of riparian habitat. These impacts would be mitigated through the implementation of mitigation measure BIO-12. Implementation of mitigation measures BIO-3 and BIO-4 would ensure that additional impacts on sensitive resources that occur adjacent to project work limits are avoided.

Impacts to USACE wetland and non-wetland waters, which are anticipated in Site 16A and in other portions of the AEN and TCSP area as determined through future site-specific studies, would require the implementation of mitigation measures BIO-6, BIO-11, and BIO-12 above. These measures require the project to obtain wetland permits through the appropriate wetland permitting agencies and would require the in-kind creation of new wetland of the same type lost, at a ratio determined by the applicable regulatory agencies that would prevent any net loss of wetland functions and values.

Potential indirect impacts on jurisdictional resources would be prevented during construction through successful implementation of standard BMPs as part of the project's SWPPP. Implementation of a SWPPP and associated BMPs are a regulatory requirement for the proposed project. Specific BMPs may include but would not necessarily be limited to maintaining the project work areas free of trash and debris; employing appropriate standard spill prevention practices and clean-up materials; installing and maintaining sediment and erosion control measures; maintaining effective control of fugitive dust; and properly storing, handling, and disposing of toxins and pollutants, including waste materials. Mitigation measures BIO-3 and BIO-4 identified in Section 4.4.5 would further ensure that no impacts on adjacent resources occur.

4. **Habitat Conservation Planning**

Threshold: Would the project conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state HCP?

Finding: Less than significant with mitigation. (Draft PEIR, p. 4.4-37 through 4.4-38)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

As noted above, the project area is located within the planning area for the City of Santee Draft Subarea Plan, which has not been adopted. Therefore, the project, as proposed, would not conflict with an adopted HCP, NCCP, or any other approved local, regional, or state HCP. However, in anticipation of the future adoption of the Santee Draft Subarea Plan within the lifetime of future development activities covered by the proposed TCSP, implementation of BIO-6 and BIO-11 is recommended to ensure future development within the project area is consistent with the City of Santee Draft Subarea Plan by requiring site-specific surveys to be conducted for future project-level review to verify the presence of sensitive biological resources occurring on individual sites; determine the extent of any potential impacts; and provide mitigation to reduce the impacts to below a level of significance.

Further, all future projects (discretionary projects and ministerial projects as discussed in SMC Chapter 13.11) would be required to address sensitive species and vegetation communities identified in the City of Santee Draft Subarea Plan and therefore impacts associated with conflicts with an adopted HCP, NCCP, or any other approved local, regional, or state HCP would be less than significant.

Additionally, SMC Code Chapter 8.06 regulates the planting, maintenance, and removal of public trees and Chapter 11.38 regulates the obstruction or interference of any natural watercourse or channel. Chapters 13.08 and 13.16 also require development review procedures and standards pertaining to biological resources. Future development, discretionary or ministerial, would be subject to the City's adopted regulations pertaining to trees or natural water courses. All future projects and residents within the project area would be required to adhere to these policies and regulations; therefore, impacts in the TCSP, AEN, and Housing Element sites would be less than significant.

5. Policies and Ordinances Protecting Biological Resources

Threshold: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Finding: Less than significant with mitigation measures. (Draft PEIR, pp. 4.4-38)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

The project does not propose any activities that would conflict with the San Diego Final MSCP Plan, City of Santee Draft Subarea Plan, or local policies or ordinances protecting biological resources. Future development would be required to implement the mitigation framework, including BIO-5, BIO-6, BIO-7, BIO-8, BIO-11, and BIO-12 as applicable to ensure impacts associated with biological resources would be reduced to a level that is less than significant.

C. CULTURAL RESOURCES

1. Historical Resources

Threshold: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines, section 15064.5?

Finding: Less than significant with mitigation measures. (Draft PEIR, pp. 4.5-20 through 4.5-24)

Explanation: **TCSP Area**

As shown in Table 4.5-1, the TCSP area contains previously recorded historic resources. While the TCSP does not specifically propose alteration of a known historic resource, it can be assumed that future development within the TCSP area could have the potential to impact resources directly or indirectly through such activities. The TCSP area has the potential to contain buildings or structures that may be 50 years of age or older at the time of future development and, therefore, may need to be evaluated for historical significance. Direct impacts to historical resources could potentially result from the physical demolition, destruction, relocation, or alteration of potential historic resources within the project areas. Policies 8.1 in the Conservation Element and 12.1 in the Community Enhancement Element of the City's General Plan (City 2003a; City 2003b) are aimed at the protection of historic buildings. As future projects are proposed, they must adhere to these policies and regulations through application of

requirements for development review. However, because site-specific details of specific projects are not known at this program-level of analysis including project footprints, project designs, and timelines for development, impacts to historic resources within the TCSP would be considered significant. The implementation of the mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 will reduce these impacts to a level less than significant.

AEN

As shown in Table 4.5-1, the AEN contains previously recorded historic resources. While the AEN does not specifically propose alteration of a known historic resource, it can be assumed that future development within the AEN could have the potential to impact resources directly or indirectly through such activities. The AEN has the potential to contain buildings or structures that may be 50 years of age or older at the time of future development and, therefore, may need to be evaluated for historical significance. Direct impacts to historical resources could potentially result from the physical demolition, destruction, relocation, or alteration of potential historic resources within the project areas. Policies 8.1 in the Conservation Element and 12.1 in the Community Enhancement Element of the City's General Plan (City 2003a; City 2003b) are aimed at the protection of historic buildings. As future projects are proposed, they must adhere to these policies and regulations through application of requirements for development review. However, because site-specific details of specific projects are not known at this program-level of analysis including project footprints, project designs, and timelines for development, impacts to historic resources within the AEN would be considered significant. The implementation of mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 will reduce these impacts to a level less than significant.

Housing Element Sites

Site 16A

Although no specific historical resources have been identified in Site 16A, the presence of historical resources throughout the TCSP area suggests that there is a potential for encountering previously unidentified resources. Based on this, future development of Site 16A has the potential to cause substantial adverse changes to historical resources, which is a significant impact. The implementation of mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 will reduce these impacts to a level less than significant.

Site 16B

Although no specific historical resources have been identified in Site 16B, the presence of historical resources throughout the TCSP area suggests that there is a potential for encountering previously unidentified resources. Based on this, future development of Site 16B has the potential to cause substantial adverse changes to historical resources, which is a significant impact. The implementation of mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 will reduce impacts to a level less than significant.

Site 20A

Site 20A is located adjacent to the Edgemoor Polo Barn, a documented historic resource. The presence of additional historical resources throughout the TCSP area suggests that there is a potential for encountering previously unidentified resources. Future development of Site 20A has the potential to cause substantial adverse changes to historical resources, which is a significant impact. As described in the “Historic Site Adjacency” Objective Design Standards in Chapter 2, *Land Use*, of the TCSP, development proposals must respect and enhance the Edgemoor Polo Barn historic site and demonstrate how they would adhere to the Secretary of Interior Standards for the Treatment of Historic Properties. Specific standards include:

- Pedestrian connectivity between proposed uses and Polo Barn historic site.
- Landscaping that enhances the Polo Barn historic site.
- Building design that incorporates transitions in bulk and scale on areas adjacent to the Polo Barn historic site.
- Development proposals within Site 20A shall demonstrate how they would adhere to the Secretary of Interior Standards for the Treatment of Historic Properties and standards and guidelines prescribed by the State Office of Historic Preservation.

The implementation of mitigation measures CUL-1, CUL-2, CUL-3, CUL-4, and CUL-5 will reduce these impacts to a level less than significant.

Site 20B

Although no specific historical resources have been identified in Site 20B, the presence of historical resources throughout the TCSP area and Site 20B's proximity to the Edgemoor Polo Barn to the north suggests that there is a potential for encountering previously unidentified resources. Based on this, future development of Site 20B has the potential to cause substantial adverse changes to historical resources, which is a significant impact. The implementation of mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 will reduce impacts to a level less than significant.

TCSP, AEN, and Housing Element Sites

MM-CUL-1

Prior to approval of an individual project (including the four Housing Element sites) under the TCSP area or AEN, a cultural resources survey shall be conducted for that project. If cultural resources are identified in conjunction with the cultural resources survey, they must be evaluated to assess their eligibility for the CRHR and, thus, whether the project would have an effect on historic properties (cultural resources) per CEQA. If significant effects to historic properties/cultural resources are identified, appropriate avoidance or mitigation measures must be developed as part of the cultural resources study and implemented prior to project development.

MM-CUL-2

Prior to issuance of grading permits for any projects (including the four Housing Element sites) within the TCSP area or AEN: The applicant/developer shall provide evidence to the City of Santee that a qualified professional archaeologist has been contracted to implement a Cultural Resources Management Plan (CRMP), the City must agree to the selected archaeologist and agree to the implementation prescribed in the CRMP. A CRMP shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed to reduce the impacts to cultural and historic resources to a level that is less than significant, as well as address potential impacts to undiscovered buried archaeological resources associated with this project.

For each construction project within the TCSP, AEN, or four Housing Element sites, the CRMP shall contain, at a minimum, the following:

Archaeological Monitoring. An adequate number of qualified archaeological monitors shall be on site to ensure all earth-moving activities are observed in areas being monitored. This includes all grubbing, grading, and trenching on-site and for all off-site

improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Resources Sensitivity Training. The Project Archaeologist and a representative designated by the consulting Tribe(s) shall attend the pre-grading meeting with the contractors to provide Cultural Resources Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earth-moving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training, and all construction personnel must attend prior to beginning work on the project site.

Unanticipated Resources: If previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of discovered prehistoric archaeological resources. The Project Archaeologist shall determine the significance of discovered historic-period archaeological resources. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field, and the monitored grading can proceed.

Artifact Disposition: The landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Recovered cultural artifacts shall be curated with accompanying catalog to current professional repository standards or be returned to the appropriate Native American Tribe(s), as agreed upon by the Principal Investigator, Native American representative(s), and City staff.

MM-CUL-3 Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement(s) with the consulting tribe(s) for a Kumeyaay Native American Monitor(s).

In conjunction with the Archaeological monitor(s), the Kumeyaay Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Resources Sensitivity Training for all construction personnel. In addition, an adequate number of Kumeyaay Native American Monitor(s) shall be on-site during all initial ground-disturbing activities and excavation of each portion of the project site, including clearing, grubbing, tree removals, grading, and trenching. In conjunction with the archaeological monitor(s), the Kumeyaay Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

MM-CUL-4 In the event that potential human remains are encountered, ground-disturbing activities within 100 feet of the discovery will be halted, and the requirements of California Health and Safety Code Section 7050.5 will be implemented. The archaeological monitor will immediately notify the Project Archaeologist, who will notify the County Medical Examiner's (ME's) Office. A representative of the ME's Office will determine whether the human remains appear to be Native American in origin. If so, the ME's Office will notify the Native American Heritage Commission (NAHC) who will designate the Most Likely Descendant (MLD). The MLD will make recommendations for the appropriate treatment of the remains and any associated grave goods. The County ME's office will make the determination of the origin of the remains within two working days and will notify the NAHC within 24 hours of their decision if the human remains are determined to be Native American. In the event human remains or burial items are discovered, all parties will refrain from publicly disclosing the reburial location unless otherwise required by law.

Housing Element Site 20A

MM-CUL-5 Avoidance is the preferred measure to mitigate adverse effects to the Edgemoor Polo Barn. Future plans must design around the Polo Barn consistent with the TCSP "Historic Site Adjacency" Objective Design Standard. If avoidance is not possible, the preferred alternative is to preserve the Polo Barn by moving it to another location in accordance with mitigation measures previously published by Bull and Price, as referenced in the Cultural Resources Report (HELIX 2024b; Appendix D).

2. Archaeological Resources

Threshold: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines, section 15064.5?

Finding: Less than significant with mitigation measures. (Draft PEIR, pp. 4.5-24 through 4.5-25)

Explanation: **TCSP Area**

As shown in Table 4.5-2, the TCSP area contains previously recorded archaeological resources (P-37-005669, P-37-007603, and P-37-032878). Future proposed projects within the TCSP area have the potential to cause substantial adverse changes to archaeological resources, including previously unidentified resources. The implementation of mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 will reduce these impacts to a less than significant level.

AEN

As shown in Table 4.5-2, the AEN contains previously recorded archaeological resources (P-37-025303, P-37-028466, and P-37-030482). Future proposed projects within the AEN have the potential to cause substantial adverse changes to archaeological resources, including previously unidentified resources. The implementation of mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 will reduce these impacts to a less than significant level.

Housing Element Sites

Although no archaeological resources have been identified within Housing Elements 16A, 16B, 20A, and 20B, the presence of archaeological resources throughout the TCSP area suggests that there is a potential for encountering previously unidentified resources. Based on this, future proposed projects within Housing Element sites 16A, 16B, 20A, and 20B have the potential to cause substantial adverse changes to archaeological resources. The implementation of mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 will reduce these impacts to a less than significant level.

3. Human Remains

Threshold: Would the Project result in the disturbance of any human remains, including those interred outside of formal cemeteries?

Finding: Less than significant with mitigation measures. (Draft PEIR, pp. 4.5-25 through 4.5-26)

Explanation: **TCSP Area**

Two previously recorded resources within the TCSP area include the discovery of probable or identifiable human remains. While the proposed project does not specifically propose the disturbance of known human remains, it can be assumed that future development within the TCSP area could have the potential to impact resources directly or indirectly through such activities. Records searches have demonstrated the possible presence of human remains in the project area and potential direct and/or indirect impacts to human remains would be significant. Mitigation measure CUL-4 would be required to reduce impacts to human remains to a less than significant level within the TCSP area.

AEN

The AEN is located entirely within the TCSP area, and it can therefore be assumed that future development within the AEN could have the potential to impact human remains directly or indirectly through such activities. Mitigation measure CUL-4 would be required to reduce impacts to human remains to a less than significant level within the AEN.

Housing Element Sites

Housing sites 16A, 16B, 20A, and 20B are located entirely within the TCSP, and it can therefore be assumed that future development within the Housing Element sites could have the potential to impact human remains directly or indirectly through such activities. Mitigation measure CUL-4 would be required to reduce impacts to human remains to a less than significant level within the Housing Element sites.

D. GEOLOGY AND SOILS

1. Paleontological Resources

Threshold: Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Finding: Less than significant with mitigation. (Draft PEIR, pp. 4.7-14 through 4.7-16)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

The TCSP area, AEN, and Housing Element sites are all located within the City either within existing developed sites or vacant sites with some history of disturbance. Unique geologic features have not been identified in the project area. The project area contains young and old alluvium and colluvium, which is not typically considered to have a high paleontological resource potential (County 2009). However, alluvial deposits of mountain valleys and older Quaternary alluvial fan deposits may have a moderate potential to contain paleontological resources (County 2009). If grading associated with future projects within the TCSP area, AEN, or Housing Element sites were to occur at depths sufficient to disturb a moderate sensitivity geologic formation, significant impacts could occur. Since it cannot be said with certainty that the project area does not contain formations with moderate paleontological resource sensitivity or that paleontological resources will not be inadvertently encountered during construction activities, potential impacts to paleontological resources would be significant. Mitigation Measures GEO-1 and GEO-2 are required.

TCSP Area, AEN, and Housing Element Sites

GEO-1

To address potential impacts to paleontological resources, the City shall review the project application materials including the geotechnical report to determine if project grading has the potential to disturb geologic formations with the potential to contain paleontological resources. As part of the grading application process, the City may request information from the applicant such as the depth of grading, geologic formations, and paleontological sensitivity in order to determine the potential for impacts. In the event grading may disturb geologic formations with a moderate or high potential to contain paleontological resources, the following monitoring program shall be implemented prior to and during grading operations:

1. **Preconstruction Personnel and Repository:** Prior to the commencement of construction, a qualified project paleontologist shall be retained to oversee the mitigation program. A qualified project paleontologist is a person with a doctorate or master's degree in paleontology or related field and who has knowledge of the County of San Diego paleontology and documented experience in professional paleontological procedures and techniques. In addition, a regional fossil repository, such as the San Diego Natural History Museum, shall be designated by the City of Santee to receive any discovered fossils.
2. **Preconstruction Meeting:** The project paleontologist shall attend the preconstruction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues.
3. **Preconstruction Training:** The project paleontologist shall conduct a paleontological resource training workshop to be attended by earth excavation personnel.
4. **During-Construction Monitoring:** A project paleontologist or paleontological monitor shall be present during all earthwork in formations with moderate to high paleontological sensitivity. A paleontological monitor (working under the direction of the project paleontologist) shall be on site on a full-time basis during all original cutting of previously undisturbed deposits.
5. **During-Construction Fossil Recovery:** If fossils are discovered, the project paleontologist (or paleontological monitor) shall recover them. In most cases, fossil salvage can be completed in a short period of time. However, some fossil specimens (e.g., a bone bed or a complete large mammal skeleton) may require an extended salvage period. In these instances, the project paleontologist (or paleontological monitor) has the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner.
6. **Post-Construction Treatment:** Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged.
7. **Post-Construction Curation:** Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited in the designated fossil repository.

8. **Post-Construction Final Report:** A final summary paleontological mitigation report that outlines the results of the mitigation program shall be completed and submitted to the City of Santee within two weeks of the completion of each construction phase of the proposed project. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, inventory lists of cataloged fossils, and significance of recovered fossils.

GEO-2

If fossils are inadvertently discovered anywhere in the TCSP area, the construction contractor shall immediately stop all activities within 100 feet of the fossil and notify the City within 24 hours of the find. Before work can proceed within 100 feet of the find, a project paleontologist (or paleontological monitor) shall be hired to monitor construction activities and recover the fossils.. In most cases, fossil salvage can be completed in a short period of time. However, some fossil specimens (e.g., a bone bed or a complete large mammal skeleton) may require an extended salvage period. In these instances, the project paleontologist (or paleontological monitor) has the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner.

1. **Post-Construction Treatment:** Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged.
2. **Post-Construction Curation:** Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited in the designated fossil repository.
3. **Post-Construction Final Report:** A final summary paleontological mitigation report that outlines the results of the mitigation program shall be completed and submitted to the City of Santee within two weeks of the completion of each construction phase of the proposed project. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, inventory lists of cataloged fossils, and significance of recovered fossils.

E. GREENHOUSE GAS EMISSIONS

1. Greenhouse Gas Emissions

Threshold: Would the Project result in GHG emissions that may have a significant impact on the environment?

Finding: Less than significant with mitigation measures. (Draft PEIR, pp. 4.8-19 through 4.8-23)

Explanation: **Housing Element Sites**

The Sustainable Santee Plan Project Consistency Checklist (Checklist) is intended to be a tool for development projects to demonstrate consistency with the Sustainable Santee Plan. The Checklist has been developed as part of the Sustainable Santee Plan implementation and monitoring process and supports the achievement of individual GHG reduction measures as well as the City's overall GHG reduction goals. Additionally, the Checklist supports the City's sustainability goals and policies that encourage sustainable development and aim to conserve and reduce the consumption of resources, such as energy and water, among others. Projects that meet the requirements of the Checklist are considered consistent with the Sustainable Santee Plan and would have a less than significant contribution to cumulative GHG impacts (i.e., the project's incremental contribution to cumulative GHG effects is not cumulatively considerable), pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b).

The Checklist includes a two-step process to determine if a project would result in a GHG impact. Step 1 consists of an evaluation to determine the project's consistency with existing General Plan land use and zoning designations for the site. Step 2 consists of an evaluation of the project's design features compliance with the Sustainable Santee Plan's GHG emission reduction measures.

Because the Housing Element sites are being evaluated at the project level for this EIR, consistency with the Checklist is the appropriate method for determining significance of GHG emissions. A Checklist was completed for the development of Housing Element sites 16A, 16B, 20A, and 20B (See Appendix B to Appendix E). These sites are designated for residential land uses in the existing TCSP and zoned for residential development in the City's Housing Element. When compared to the existing zoning and land use designations, the project would not increase the development potential allowed at the four Housing Element sites. Therefore, under Step 1 of the Checklist,

the project is consistent with the land use assumptions used in the Sustainable Santee Plan.

Consistency with Step 2 of the Checklist would require showing how the project is implementing applicable strategies and actions for reducing GHG emissions. This includes strategies related to energy efficiency, tree planting, electric vehicle charging, solid waste reduction, and clean energy. Specifically, Checklist Step 2, measures 2.1 (Increase Energy Efficiency in New Residential Units); 5.1 (Shade Trees); 7.1 (Increase Use of Electric Vehicles); 9.1 (Reduce Waste at Landfills); and 10.1 (Increased Clean Energy Use) are applicable to the Housing Element sites. Because there are no specific project proposals to confirm the strategies are being implemented on these sites, the impact would be potentially significant.

- GHG-1** **Increase Energy Efficiency in New Residential Units.** New residential construction shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures, such as obtaining green building ratings including LEED, Build it Green, or Energy Star Certified building certification in scoring development and explain the measures implemented.
- GHG-2** **Shade Trees.** The project shall utilize tree planting for shade and energy efficiency such as tree planting in parking lots and streetscapes.
- GHG-3** **Increased Use of Electric Vehicles.** The project shall install electric vehicle chargers for 13 percent of total parking provided.
- GHG-4** **Reducing Solid Waste Generation.** The project shall provide exterior recycling storage space in accordance with California Green Building Standards and the Santee Municipal Code.
- GHG-5** **Increased Clean Energy Use.** The project shall install at least 1 kilowatt per unit of photovoltaic solar systems, unless the installation is infeasible due to poor solar resources established in a solar feasibility study prepared by a qualified consultant submitted with an applicant's formal project submittal to City.

2. Policies, Plans, and Regulations Intended to Reduce GHG Emissions

Threshold: Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs?

Finding: Less than significant with mitigation measures. (Draft PEIR, pp. 4.8-24 through 4.8-25)

Explanation: **Housing Element Sites**

Because it cannot be confirmed that the project-level CAP Checklist requirements are being implemented on the Housing Element sites, development of the Housing Element sites may not be consistent with the plan and the impact would be potentially significant. As discussed in Section 4.8.5, the project would be consistent with the Sustainable Santee Plan with implementation of mitigation measures GHG-1 through GHG-5.

F. HAZARDOUS AND HAZARDOUS MATERIALS

1. Accidental Release

Threshold: Would the Project 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?

Finding: Less than significant with mitigation measures. (Draft PEIR, pp. 4.9-16 through 4.9-19)

Explanation: **TCSP area, AEN, and Housing Element Sites**

An accidental release of hazardous materials could occur during (1) the routine use, transport, and disposal of materials during project operation (as discussed above); or (2) through the accidental upset of hazardous materials—either known or unknown—during excavation and construction of future development. Exposure to hazardous materials could occur through contact with contaminated soil or groundwater, skin contact, or the inhalation of vapors or dust.

Future redevelopment or construction activities within the TCSP area, AEN, and Housing Element sites may pose hazards to the public or the environment through the disturbance of existing contaminated soils, groundwater, or hazardous building materials. Grading and excavation activities could disturb soils and cause contaminants below ground to become airborne. Excavation below the groundwater table or dewatering could also bring construction workers in contact with contaminants through skin contact, ingestion, or inhalation.

During construction, workers could also be exposed to hazardous materials during demolition of buildings. Numerous structures within the project area were constructed prior to 1978. Demolition of buildings built prior to 1978 may expose workers to ACMs or LBPs. Inhalation of asbestos containing dust may cause acute or chronic

toxicity. Exposure to persons other than construction workers would be reduced by the exclusion of non-authorized personnel in construction areas determined to contain potentially hazardous materials. Exposure to construction workers would be controlled through conformance with Cal-OSHA worker safety standards. Additionally, California law requires a licensed company to perform asbestos testing and abatement. These requirements ensure that all asbestos removal is completed with all required safety precautions to avoid the release of hazardous materials into the environment. CCR Section 1532.1 requires construction workers to establish and implement a compliance program to ensure property handling and monitoring of lead-based paint exposure.

Although there are regulations and standards in place to protect against the accidental release of asbestos and lead-based paints and other hazardous materials during demolition, there could be potentially unknown sources of surface or subsurface hazardous materials on development sites that may be subject to a release during development. Impacts would be significant. Mitigation measure HAZ-1 would be required.

In the unlikely event of upset or accidental release, mandated protocols for reporting the release, notifying the public, and remediating the event (if determined necessary by regulatory agencies) are intended to reduce public risks. Specifically, the risks associated with the accidental release of hazardous materials would be managed through the implementation of AB 3205, California Hazardous Waste Control Law, California H&SC, CFC, and RCRA regulations.

HAZ-1

Applications for future development in the TCSP area, AEN, and Housing Element sites, wherein the City has determined a potential for impacts to known and unknown hazardous materials sites shall be required to identify potential conditions which require further regulatory oversight and demonstrate compliance consistent with the following prior to issuance of any permits.

- A. Phase I Environmental Site Assessment (ESA) shall be completed in accordance with American Society of Testing and Materials Standards. If hazardous materials are identified requiring remediation, a Phase II ESA and remediation effort shall be conducted in conformance with federal, state, and local regulations.
- B. If the Phase II ESA identifies the need for remediation, then the following shall occur prior to the issuance of grading permits.

1. The applicant shall retain a qualified environmental engineer to develop a soil and/or groundwater management plan to address the notification, monitoring, sampling, testing, handling, storage, and disposal of contaminated media or substances (soil, groundwater). The qualified environmental consultant shall monitor excavations and grading activities in accordance with the plan. The plans shall be approved by the City prior to development of the site.
2. The applicant shall submit documentation showing that contaminated soil and/or groundwater on proposed development parcels have been avoided or remediated to meet cleanup requirements established by appropriate local regulatory agencies (Regional Water Quality Control Board [RWQCB]/DTSC/DEHQ) based on the future planned land use of the specific area within the boundaries of the site (i.e., commercial, residential), and that the risk to human health of future occupants of these areas therefore has been reduced to below a level of significance.
3. The applicant shall obtain written authorization from the appropriate regulatory agency (RWQCB/DTSC/DEHQ) confirming the completion of remediation. A copy of the authorization shall be submitted to the City to confirm that all appropriate remediation has been completed and that the proposed development parcel has been cleaned up to the satisfaction of the regulatory agency. In the situation where previous contamination has occurred on a site that has a previously closed case or on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the DEHQ shall be notified of the proposed land use.
4. All cleanup activities shall be performed in accordance with all applicable federal, state, and local laws and regulations, and required permits shall be secured prior to commencement of construction to the satisfaction of the City and compliance with applicable regulatory agencies such as but not limited to the SMC.

2. Emissions Near a School

Threshold: Would the Project 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?

Finding: Less than significant with mitigation measures. (Draft PEIR, pp. 4.9-16 through 4.9-19)

Explanation: **TCSP Area**

While facilities that emit hazardous air emissions or handle hazardous waste are not proposed by the project, specific future projects are not currently known. Therefore, accidental releases of hazardous materials could occur with demolition and construction activities within 0.25 mile of Rio Seco School and Santana High School as future projects are proposed. Impacts would be significant. Mitigation measure HAZ-1 would be required.

AEN

While facilities that emit hazardous air emissions or handle hazardous waste are not specifically proposed in the AEN, specific projects are not currently known. Accidental releases of hazardous materials could also occur with demolition and construction activities within 0.25 mile of Rio Seco School. Impacts would be significant and mitigation measure HAZ-1 would be required.

G. NOISE

3. Noise Standards

Threshold: Would the Project result in the 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?

Finding: Less than significant with mitigation. (Draft PEIR, pp. 4.12-13 through 4.12-22)

Explanation: Construction Noise

TCSP Area and AEN

Construction activities related to implementation of the proposed TCSP would not take place all at once; however, future development

and infrastructure activities associated with the proposed TCSP would have the potential to temporarily generate construction noise resulting in a short-term annoyance to nearby noise-sensitive land uses (NSLUs). More specifically, construction noise levels would have the potential to increase ambient noise levels by 5 dBA, depending on the location and construction equipment used. This is a significant construction noise impact in the TCSP area and AEN. Implementation of mitigation measure NOI-1 would reduce this impact to a less than significant level.

Housing Element Sites

For the Housing Element sites, NSLUs would be located at varying distances from future construction noise. Ambient noise levels vary at NSLUs depending on their proximity to existing noise sources (e.g., Magnolia Avenue). Two measurements were taken at locations to approximate existing noise levels at NSLUs, including near Housing Element Site 16A at 54.0 dBA and near Housing Element Site 20B at 54.5 dBA. Construction equipment would be traversing the entirety of each project site; construction noise may be closer or further from nearby NSLUs throughout a given construction day. For this analysis, the closest construction equipment to nearby NSLUs would be used at Housing Element Site 20B. Due to the size of the site and proximity to nearby residences, the average distance from the approximate center of the construction site to nearby residences to the south would be an average distance of 250 feet..

At 250 feet, noise levels would range from 58.5 dBA to 67.9 dBA, depending on the equipment in use. For the purposes of this analysis, a significant increase in noise would occur if construction noise levels exceed 5 dBA above ambient conditions at the time of project construction. At these distances, ambient noise levels ranging between 54.0 and 54.5 dBA may exceed 5 dBA at nearby residences, resulting in a significant construction noise impact at the Housing Element sites. Implementation of mitigation measure NOI-1 would reduce this impact to a less than significant level.

Operational Noise

Stationary Noise

TCSP Area and AEN

Similar to existing conditions, future development within the TCSP area would be subject to various stationary noise sources including noise from equipment and commercial activities. The SMC does not

provide numerical standards for noise generated by individual uses, but requires that heating, ventilation, and air conditioning (HVAC) uses do not create a noise disturbance at nearby occupied properties. In addition, noise generated during nighttime hours are not to exceed the average conversational level at a distance of 50 feet. Because there is no numerical standard set by the SMC, adequate reduction of future projects' noise levels is not guaranteed. Stationary operational noise is therefore considered significant for the TCSP area and AEN. Mitigation measure NOI-2 will reduce this impact to a less than significant level.

Housing Element Sites

For the Housing Element sites, specific planning data for the future HVAC systems and exact building site locations are not available; however, analysis using a typical to larger-sized residential condenser mounted on ground level pads provides a reasonable basis for analysis. HVAC units are anticipated to be located on project building rooftops or mounted on pads at distances greater than 25 feet from nearby property lines. Modeling assumed that the HVAC unit would be a Carrier 38HDR060 split system condenser. This unit typically generates a noise level of 56 dBA at a distance of 7 feet. If placed at a distance of 25 feet from nearby noise-sensitive land uses, a single HVAC would generate a noise level of approximately 45 dBA. Because the location of future HVAC units is unknown and there is no numerical standard set by the SMC, adequate reduction of future projects' noise levels is not guaranteed. Stationary operational noise is therefore considered significant for the Housing Element sites. Mitigation measure NOI-2 will reduce this impact to a less than significant level.

Construction Noise

TCSP Area, AEN, and Housing Element Sites

NOI-1

Construction Noise Management Plan. Noise levels from construction of future projects within the TCSP area shall not exceed 5 dBA above the maximum hourly average daytime baseline ambient noise levels as measured at nearby noise-sensitive land uses. To ensure the reduction of noise levels, a Construction Management Plan describing measures shall be included on future construction plans to ensure compliance with the aforementioned limits. The plans shall be prepared by future project applicants and submitted to the City for approval prior to issuance of a grading permit. The following measures may be included to reduce construction noise:

- Construction equipment to be properly outfitted and maintained with manufacturer-recommended noise-reduction devices.
- Diesel equipment to be operated with closed engine doors and equipped with factory-recommended mufflers.
- Mobile or fixed “package” equipment (e.g., arc-welders and air compressors) to be equipped with shrouds and noise control features that are readily available for that type of equipment.
- Electrically powered equipment to be used instead of pneumatic or internal combustion powered equipment, where feasible.
- Unnecessary idling of internal combustion engines (e.g., in excess of 5 minutes) to be prohibited.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas to be located as far as practicable from noise sensitive receptors.
- The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
- No project-related public address or music system shall be audible at any adjacent sensitive receptor.
- Temporary sound barriers or sound blankets may be installed between construction operations and adjacent noise-sensitive receptors. If barriers are to be used, the noise barrier should be constructed of a material with an STC 20 rating with no gaps or perforations and remain in place until the conclusion of demolition, grading, and construction activities.
- The project applicant shall notify residences within 100 feet of the project’s property line in writing within one week of any construction activity such as demolition, concrete sawing, asphalt removal, and/or heavy grading operations. The notification shall describe the activities anticipated, provide dates and hours, and provide contact information with a description of a complaint and response procedure.
- The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise

complaints. A clear appeal process for the affected resident shall be established prior to construction commencement to allow for resolution of noise problems that cannot be immediately solved by the site supervisor.

- On-site noise measurements may be used to monitor compliance of construction noise levels at nearby noise-sensitive land uses.

Stationary Operational Noise

TCSP Area, AEN, and Housing Element Sites

NOI-2

Operational Noise Reduction. Noise generated by standard operation of future projects within the TCSP area shall not exceed 60 dBA hourly average or the maximum hourly average ambient level if it already exceeds 60 dBA when measured at nearby noise-sensitive land uses such as residences, schools, daycares, hospitals, or hotels. To ensure that noise levels are reduced to adequate levels, a site-specific noise study may be requested by the City for individual future projects, as deemed necessary by the City's Planning Department. If noise levels are anticipated to exceed this limit, the City shall ensure that appropriate noise-attenuation features are installed by the project applicant to ensure noise levels are reduced.

Outdoor Performance Uses

TCSP Area and AEN

NOI-3

Performance Areas Noise Studies. When plans for future performance space are prepared, they shall be analyzed to ensure that noise levels generated by future events are reduced to 60 dBA hourly average or the maximum hourly average ambient level if it already exceeds 60 dBA at nearby noise-sensitive land uses such as residences, schools, daycares, hospitals, or hotels. For each proposed performance area or venue where noise levels could exceed this limit, a noise assessment shall be performed by a qualified noise consultant which analyzes anticipated noise-generating sources. The study shall assess any noise-amplifying equipment, directionality of amplified noise, positioning of bandstands, and potential crowd noise. The analysis shall also consider the anticipated event types. If modeled noise levels exceed the limits, design considerations shall be provided to ensure noise levels are reduced to 60 dBA or the maximum hourly average ambient noise level if it already exceeds 60 dBA. Noise attenuation features to be considered may include, but are not limited to, the following:

- Permanent barriers blocking the line-of-sight between the noise source and sensitive land use;
- Relocation of noise-generating equipment or areas where noise-generating activities may occur;
- Repositioning of noise-generating equipment facing away from sensitive uses; and
- Enclosing event spaces within structures, as feasible.

The results of the study shall be incorporated into design plans and be approved by the City Planning Department.

4. **Groundborne Noise and Vibration**

Threshold: Would the Project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Finding: Less than significant with mitigation. (Draft PEIR, pp. 4.12-22 through 4.12-23)

Explanation: Construction Vibration

TCSP Area and AEN

Construction activities are known to generate excessive groundborne vibration. Construction activities related to implementation of the proposed TCSP area and AEN would not take place all at once; however, future development accommodated by the proposed TCSP would have the potential to temporarily generate vibration resulting in a short-term effect on nearby vibration-sensitive land uses. Sources of vibration during the construction of future projects within the proposed TCSP area may include the potential for pile driving equipment and smaller equipment such as a vibratory roller. According to the Caltrans Transportation and Construction Vibration Guidance Manual, “strongly perceptible” ground-borne vibration is defined as equal to or exceeding 0.1 in/sec PPV. Construction activities within 200 feet and pile-driving within 600 feet of a vibration sensitive use would be potentially disruptive to vibration-sensitive operations (Caltrans 2013). Impacts from future projects within the TCSP area, excluding the Housing Element sites, are not known and, therefore, are considered significant. Implementation of mitigation measure NOI-4 will reduce this impact to a less than significant level.

TCSP Area and AEN

NOI-4

Construction Vibration Analysis. A site-specific vibration study shall be prepared for proposed land uses that have the potential for construction-related vibration impacts. Construction activities within 200 feet and pile-driving within 600 feet of a vibration-sensitive use could be potentially disruptive to vibration-sensitive operations. Proposed development shall implement recommended measures within the study to ensure that projects reduce construction-related vibration impacts to below 0.1 in/sec PPV at vibration-sensitive uses. Measures to reduce noise may include, but are not limited to, placing vibratory rollers in static mode within set distances of vibration-sensitive structures, prohibiting vibratory construction operations during specific hours, and limiting pile driving operations.

H. TRIBAL CULTURAL RESOURCES

1. Tribal Cultural Resources

Threshold: Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Finding: Less than significant with mitigation. (Draft PEIR, pp. 4.17-5 through 4.17-6)

Explanation: **TCSP Area and AEN**

While the TCSP and AEN do not specifically propose alteration of a known tribal cultural resource, it can be assumed that future development within the TCSP area could have the potential to directly or indirectly impact resources through such activities. Because site-specific details of future projects are not known at this program-level of analysis, impacts to tribal cultural resources would be considered potentially significant. The implementation of mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 will reduce these impacts to less than significant.

Housing Element Sites

Although no specific tribal cultural resources have been identified in the Housing Element sites, the presence of historical resources throughout the TCSP area suggests that there is a potential for encountering previously unidentified tribal cultural resources. Future development of sites 16A, 16B, 20A, and 20B therefore has the potential to cause substantial adverse changes to tribal cultural resources, as described in Section 4.5.5.1. The implementation of mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 will reduce these impacts to a less than significant level.

2. Significant Resource per PRC Section 5024.1

Threshold: Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is 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 PRC Section 5024.1? In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Finding: Less than significant with mitigation. (Draft PEIR, pp. 4.17-6 through 4.17-7)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

As previously described, the NAHC Sacred Lands File search was positive for the presence of sacred lands within the project vicinity. In addition, the San Pasqual Band of Mission Indians and the Viejas Band of Kumeyaay Indians requested government-to-government consultation. The Barona Band of Mission Indians requested to receive the results of the cultural resources study and be kept apprised of any updates. Finally, the Jamul Indian Village deferred to closer tribes. The Barona Band of Mission Indians noted that the San Diego River is a known use area and has the potential for intact buried cultural deposits. Through formal consultation under SB 18 and AB 52, no formal tribal cultural resources were specifically identified. However, given the presence of sacred lands in the project vicinity and the potential for tribal cultural resources to underly the project site, ground-disturbing activities associated with project construction have the potential to cause a substantial adverse change

in the significance of tribal cultural resources. The implementation of mitigation measures CUL-1, CUL-2, CUL-3, and CUL-4 will reduce these impacts to less than significant.

I. UTILITIES AND SERVICE SYSTEMS

1. Utility Infrastructure

Threshold: Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Finding: Less than significant with mitigation. (Draft PEIR, pp. 4.18-13 through 4.18-15)

Explanation: **TCSP Area, AEN, and Housing Element Sites**

Water

Development anticipated for the proposed project would occur within areas of the City that are already served by existing water utility infrastructure. Water service in the TCSP area would continue to be provided by PDMWD. The PDMWD's potable water system in the TCSP area would continue to be entirely gravity fed and supplied by water main pipelines. A large distribution pipeline from the El Capitan Reservoir is also located beneath Mission Gorge Road. While future projects within the TCSP area would require connection to existing water pipelines, localized water utility infrastructure improvements and relocations would be evaluated upon submittal of project specific development plans. All future project applications, whether discretionary or ministerial, would be required to comply with relevant City regulations and adhere to the mitigation framework presented in this EIR, including mitigation measures BIO-1 through BIO-6, CUL-1 through CUL-4, GEO-1, HAZ-1, and NOI-1, NOI-2, and NOI-4, which would ensure that any physical impacts associated with construction of pipeline connections to existing water infrastructure would be addressed as part of the City review for each individual project. Additionally, future projects would be required to comply with General Plan policies including Land Use Element Policy 3.6, which requires the review of development projects to ensure that all necessary utilities are available to serve the project.

Wastewater

Development anticipated for the proposed project would occur within areas of the City that are already served by existing wastewater utility infrastructure. The PDMWD would also continue to provide wastewater collection and disposal to the TCSP area. There is a network of existing sewer pipelines throughout the TCSP area, including larger pipelines up to 27 inches in diameter near the intersection of Town Center Parkway and Cuyamaca Street. The adopted five-year budget for PDMWD identifies two capital projects within the TCSP area: the Mission Gorge Sewer and Sewer Lifts Station Rehabilitation. Both projects are planned to be implemented during Fiscal Years 2026 through 2027 and would increase sewage capacity and provide maintenance to the sewer system. While future projects within the TCSP area, AEN, and Housing Element sites would require localized connection to existing wastewater pipelines, wastewater utility infrastructure improvements and relocations would be evaluated upon submittal of project specific development plans. All future project applications, whether discretionary or ministerial, would be required to comply with relevant City regulations and adhere to the mitigation framework presented in this EIR, including mitigation measures BIO-1 through BIO-6, CUL-1 through CUL-4, GEO-1, HAZ-1, and NOI-1, NOI-2, and NOI-4, which would ensure that any physical impacts associated with construction of pipeline connections to existing wastewater infrastructure would be addressed as part of the City review for each individual project. Additionally, future projects would be required to comply with General Plan policies including Land Use Element Policy 3.6, which requires the review of development projects to ensure that all necessary utilities are available to serve the project.

Stormwater

Development anticipated for the proposed project would occur within areas of the City that are already served by existing stormwater infrastructure. Existing stormwater infrastructure would be able to accommodate post project stormwater flows considering existing requirements for detention and on-site infiltration. While future projects within the TCSP area, AEN, and Housing Element sites would require connection to existing stormwater facilities, localized stormwater infrastructure would be evaluated upon submittal of project specific development plans. All future project applications, whether discretionary or ministerial, would be required to comply with relevant City regulations and adhere to the mitigation framework presented in this EIR, including mitigation measures BIO-1 through BIO-6, CUL-1 through CUL-4, GEO-1, HAZ-1, and NOI-1, NOI-2, and

NOI-4, which would ensure that any physical impacts associated with construction of pipeline connections to existing wastewater infrastructure would be addressed as part of the City review for each individual project. Additionally, future projects would be required to comply with General Plan policies including Land Use Element Policy 3.6, which requires the review of development projects to ensure that all necessary utilities are available to serve the project.

It is further noted that future projects would be required to design all on-site storm water facilities to comply with the City's BMP Design Manual. As discussed in greater detail in Section 4.10 of this EIR, adherence to the BMP Design Manual ensures new development and redevelopment provide adequate storm water facilities that are compatible with existing City systems and conform to all performance standards presented in the MS4 permit. Physical impacts of all utility improvements would be addressed as part of the future project-specific applications and appropriate mitigation for impacts would be applied consistent with this PEIR.

Electric Power, Natural Gas, and Telecommunications

Development anticipated for the proposed project would occur within areas of the City that are already served by existing electrical, natural gas, and telecommunications utility infrastructure. The proposed TCSP states that AT&T, Cox Communications, and Crown Castle would continue to provide telecommunications services in the TCSP area. SDG&E would continue to provide electricity and natural gas services to the TCSP area, and existing transmission and distribution facilities in the TCSP area would remain. Additional Underground Utility Districts, or areas where utilities such as poles, wires, or other overhead structures must be placed below ground for aesthetic and safety purposes, may be established during project buildout, as determined by the City Council. While future projects within the TCSP area, AEN, and Housing Element sites would require connection to these existing facilities, localized utility infrastructure improvements and relocations would be evaluated upon submittal of project specific development plans. All future project applications, whether discretionary or ministerial, would be required to comply with relevant City regulations and adhere to the mitigation framework presented in this EIR, including mitigation measures BIO-1 through BIO-6, CUL-1 through CUL-4, GEO-1, HAZ-1, and NOI-1, NOI-2, and NOI-4, which would ensure that any physical impacts associated with construction of connections to existing electrical, natural gas, and telecommunications utility infrastructure would be addressed as part of the City review for each individual project. Additionally, future projects would be required to comply with General Plan policies

including Land Use Element Policy 3.6, which requires the review of development projects to ensure that all necessary utilities are available to serve the project.

SECTION IV.
IMPACTS THAN CANNOT BE FULLY MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

The City Council hereby finds that, despite the incorporation of Mitigation Measures identified in the EIR and in these Findings, the following environmental impacts cannot be fully mitigated to a less than significant level and a Statement of Overriding Considerations is therefore included herein:

A. AIR QUALITY

1. Cumulative Net Increases of Criteria Pollutants

Threshold: Would the Project result in 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Finding: Significant and unavoidable. The City finds that specific economic, social, legal, technological, or other considerations make the mitigation measures or project alternatives identified in the Final EIR infeasible. Mitigation Measure AQ-1 is feasible and has been adopted. However, no additional feasible mitigation is available for operational emissions, which would remain significant and unavoidable. (Draft PEIR, pp. 4.2-15 through 4.2-19)

Explanation: TCSP Area and AEN

The long-term emissions of criteria pollutants and precursors generation by full buildout of the TCSP area and AEN would result in exceedances to SDAPCD's daily screening thresholds for VOC, CO, PM₁₀, and PM_{2.5}; impacts would be significant. Electric lawn equipment including lawn mowers, leaf blowers, and chain saws are available. When electric landscape equipment is used in place of conventional gas-powered equipment, direct emissions from fossil fuel combustion are eliminated. Implementation of Measure AQ-1 would result in an average reduction of area source related VOC emissions by 20 percent (from 114.3 pounds per day to 91.5 pounds per day) and the virtual elimination of CO and particulate matter emissions. With implementation of mitigation measure MM-AQ-1, VOC, CO, PM₁₀, PM_{2.5} emissions would be reduced, but remain above their respective threshold.

Impacts related to operational emissions from full buildout of the TCSP would remain significant and unavoidable. No additional feasible mitigation measures have been identified that would reduce these impacts to a less than significant level at the program-level.

TCSP Area and AEN

AQ-1

Use of electrically powered landscape equipment. Electric receptacles/outlets shall be installed at the exterior of all single-family units, all multi-family buildings (including those with affordable units), and all common area buildings, so that homeowners and landscape contractors hired by the homeowners' association may utilize electrically powered lawnmowers, leaf blowers, and chainsaws. Project plans shall include: (1) all necessary receptacles/outlets; and (2) a note that states "All landscape maintenance contracts provided by the applicable homeowners association must require that landscape contractors use electrically powered lawn mowers, leaf blowers, and chain saws." City staff must verify both requirements prior to approval of the final plans.

B. HAZARDS AND HAZARDOUS MATERIALS

1. Airport Hazards

Threshold: For a project located within an Airport Land Use Compatibility Plan (ALUCP) or, where such plan has not been adopted, within two miles of a public airport or public use airport, or a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Finding: Significant and unavoidable. The City finds that specific economic, social, legal, technological, or other considerations make the mitigation measures or project alternatives identified in the Final EIR infeasible. No feasible mitigation is available for hazards related to ALUCP compatibility, which would remain significant and unavoidable. (Draft PEIR, pp. 4.9-20 through 4.9-24; Final PEIR, p. 2-10)

Explanation: **TCSP Area**

As shown on Figure 4.9-2b, the northern half of the TCSP area is located in Review Area 2 for both Gillespie Field and Marine Corps Air Station (MCAS) Miramar. South of the San Diego River, the TCSP area is located in the Review Area 1 for Gillespie Field. The southwestern tip of the TCSP area is in the 60 to 65 decibel (dB) noise contour for Gillespie Field. Portions of the TCSP area south of the

San Diego River are also within Safety Zone 3, 4, and 6 for Gillespie Field.

In Safety Zone 3 for Gillespie Field, new residential development at a density greater than 16 du/ac is “incompatible,” and new residential development between 4 and 16 du/ac is “conditionally compatible” and subject to the requirements stated in the ALUCP. In Safety Zone 4 for Gillespie Field, new residential development at a density greater than 20 du/ac is “incompatible,” and new residential development between 4 and 16 du/ac is “conditionally compatible” and subject to the requirements stated in the ALUCP. New residential development is considered compatible in Safety Zone 6.

The ALUCP addresses four types of compatibility factors including noise, safety, airspace protection, and overflight. Impacts related to consistency with airport land use plans are discussed in Section 4.11 of this EIR and noise compatibility issues related to operations at Gillespie Field are discussed in Section 4.12 of this EIR.

With specific respect to air safety issues, according to the Gillespie Field and MCAS Miramar ALUCPs (San Diego County Regional Airport Authority 2010 and 2011),

- Review Area 1 consists of locations where noise and safety concerns may necessitate limitations on the types of land uses actions. Specifically, Review Area 1 encompasses locations exposed to aircraft noise levels of 60 dB CNEL or greater and areas subject to the safety zones depicted on Figure 4.9-2b.
- Review Area 2 consists of locations beyond Review Area 1 but within the airspace and/or overflight notification areas depicted on the maps in the respective ALUCPs. Limits on the heights of structures, particularly in areas of high terrain, are the only restriction on land uses within Review Area 2. For projects within Review Area 2, the recordation of overflight notification documents is also required.

All future development within the Gillespie Field Review Areas 1 and 2 would be reviewed to ensure that design features are incorporated into the site plan to address identified aircraft safety and noise hazards, consistent with General Plan Policy 7.1. Residential development proposed in the TCSP area would be considered compatible with Safety Zone 6.

Objective Design Standard J, *Aviation Land Use Compatibility*, in the proposed TCSP states that development proposals within Review Area 1 shall be routed to the Federal Aviation Administration for a determination of no hazard to air navigation and to the ALUC for consultation as part of the site-specific development review. The proposed TCSP designates Office Commercial in Safety Zone 3, which is conditionally compatible and must comply with the conditions specified in Table III-2 of the ALUCP. The proposed TCSP designates Residential (TC-R-14, TC-R-22, and TC-R-30), Entertainment Commercial, Office Commercial, Open Space, and Institutional land uses in Safety Zone 4, consistent with the densities, intensities, and heights allowed by existing zoning, the 2021-2029 Housing Element, and state density bonus law. Residential uses with densities higher than 20 du/ac (TC-R-22, TC-R-30, and potentially TC-R-14, depending on final buildout) are incompatible in Safety Zone 4, and residential uses within Safety Zone 4 could allow heights up to 55 feet, or to a maximum of 85 feet, with density bonus, consistent with existing zoning and with state density bonus law. Indoor and outdoor assembly uses characteristic of the Entertainment Commercial designation are conditionally compatible in Safety Zone 4 if the capacity involves 50 to 999 people and incompatible with a capacity of more than 1,000 people. Office Commercial is conditionally compatible in Safety Zone 4. Open space is compatible in Safety Zone 4. Institutional land uses are conditionally compatible in Safety Zone 4. Safety Zone 6 includes Office Commercial, Commercial, Entertainment Commercial, Floodway/Open Space, Open Space, and Residential (TC-R-22 and TC-R-30) land uses, all of which are compatible except indoor and outdoor assembly uses of over 1,000 people, which is conditionally compatible and subject to the requirements stated in Table III-2.

Since no development is proposed at this time, it is unknown whether the development of the TCSP would create an inconsistency with the ALUCP. As such, on January 9, 2025, ALUC found the TCSP project conditionally consistent with the ALUCP and imposed project conditions that future proposed development within the project area must comply with the residential dwelling units or people per acre as specified by the applicable safety zone. Future projects found to be conditionally compatible or potentially incompatible with the Gillespie Field ALUCP would require consultation with the ALUC. As discussed in Section 4.11 of this EIR, it is possible that during this consultation process individual projects could be found incompatible with the Gillespie Field ALUCP due to allowable densities exceeding ALUCP standards. Further, after this ALUC consultation process is

performed, the City Council could choose to overrule the ALUCP density limitations in favor of a specific development proposal.

Even if the City were to overrule the ALUCP density limitations, individual projects, as applicable would be required to obtain a FAA determination of No Hazard to Air Navigation and/or implement FAA conditions that would allow the FAA determination of No Hazard to Air Navigation consistent with TCSP Objective Design Standard J and the requirements for ministerial projects described in Section 3.4.2 of this EIR. While conformance with applicable City policies, consideration of ALUCP design considerations for development within airport safety zones, and compliance with any applicable FAA conditions would address aircraft hazards within the TCSP area to a degree, inconsistencies with the development densities allowed by the TCSP in Gillespie Field ALUCP Safety Zones 3 and 4 could be considered “incompatible” by the ALUC and a safety hazard associated with these densities would occur. Therefore, under CEQA, impacts associated with development in Gillespie Field ALUCP Safety Zones 3 and 4 would result in significant and unavoidable impacts associated with the TCSP.

AEN

The northern half of the AEN is located in Review Area 2 for both Gillespie Field and MCAS Miramar. South of the San Diego River, the AEN is located in the Review Area 1 for Gillespie Field. The central portion of the AEN is within Safety Zone 4 and 6 for Gillespie Field, and a small portion south of the Las Colinas is in Safety Zone 3. The AEN includes Office Commercial land use in Safety Zone 3, which is conditionally compatible and must comply with the conditions specified in Table III-2 of the ALUCP. The AEN includes Residential (TC-R-14, TC-R-22, and TC-R-30), Entertainment Commercial, Office Commercial, Open Space, and Institutional land uses in Safety Zone 4. Residential uses with densities higher than 20 du/ac (TC-R-22, TC-R-30, and potentially TC-R-14, depending on final buildout) are incompatible in Safety Zone 4. Indoor and outdoor assembly uses characteristic of the Entertainment Commercial designation are conditionally compatible in Safety Zone 4 if the capacity involves 50 to 999 people and incompatible with a capacity of more than 1,000 people. Office Commercial is conditionally compatible in Safety Zone 4. Open space is compatible in Safety Zone 4. Institutional land uses are conditionally compatible in Safety Zone 4. Safety Zone 6 includes Office Commercial, Entertainment Commercial, Floodway/Open Space, Open Space, and Residential (TC-R-22 and TC-R-30) land uses, all of which are compatible except indoor and

outdoor assembly uses of over 1,000 people, which are conditionally compatible and subject to the requirements stated in Table III-2.

Since no development is proposed at this time, it is unknown whether the development of the TCSP would create an inconsistency with the ALUCP. As such, on January 9, 2025, ALUC found the TCSP project conditionally consistent with the ALUCP and imposed project conditions that future proposed development within the project area must comply with the residential dwelling units or people per acre as specified by the applicable safety zone. While conformance with applicable City policies, consideration of ALUCP design considerations for development within airport safety zones, and compliance with any applicable FAA conditions would address aircraft hazards within the AEN area to a degree, inconsistencies with the development densities allowed by the TCSP in Gillespie Field ALUCP Safety Zones 3 and 4 could be considered “incompatible” by the ALUC and a safety hazard associated with these densities would occur. Therefore, impacts associated with development in Gillespie Field ALUCP Safety Zones 3 and 4 would result in significant and unavoidable impacts.

Housing Element Sites

Since no development is proposed at this time in the Housing Element sites, it is unknown whether the development of the Project would create an inconsistency with the ALUCP. However, since the project could allow development at densities exceeding ALUCP Safety Zone limitations, impacts under CEQA would be significant and unavoidable as discussed below. Even with the TCSP requirement for development proposals within Review Area 1 to be routed to the Federal Aviation Administration for a determination of no hazard to air navigation and to the ALUC for consultation as part of the site-specific development review, significant and unavoidable impacts could occur.

Site 16A

Site 16A is located in Review Area 1 for the Gillespie Field and Review Area 2 for MCAS Miramar. Site 16A is also located partially within Safety Zones 4 and 6 for Gillespie Field. Site 16A proposes a density of 30 to 36 du/ac, which is incompatible with Safety Zone 4. Site 16A would be compatible with Safety Zone 6. Conformance with applicable City policies, ALUCP design considerations applicable to development with airport safety zones, and compliance with applicable FAA conditions would be required; however, future development within the Gillespie Field Safety Zone 4 would result in

a safety hazard for people residing or working in the project area. Impacts associated with airport hazards would be significant and unavoidable under CEQA.

Site 16B

Site 16B is located in Review Area 1 and Safety Zone 4 for the Gillespie Field. Site 16B proposes a density of 14 to 22 du/ac. If the final buildout of Site 16B has a density higher than 20 du/ac, Site 16B would be incompatible with Safety Zone 4; otherwise, it would be conditionally compatible. Conformance with applicable City policies, ALUCP design considerations applicable to development with airport safety zones, and compliance with applicable FAA conditions would be required; however, future development within the AEN within Gillespie Field Safety Zone 4 would result in a safety hazard for people residing or working in the project area. Impacts associated with airport hazards would be significant and unavoidable under CEQA.

Site 20A

Site 20A is located in Review Area 1 and partially within Safety Zones 4 and 6 for the Gillespie Field. Site 20A proposes a density of 22 to 30 du/ac, which is incompatible with Safety Zone 4. Site 20A would be compatible with Safety Zone 6. Conformance with applicable City policies, ALUCP design considerations applicable to development with airport safety zones, and compliance with applicable FAA conditions would be required; however, future development within the AEN within Gillespie Field Safety Zone 4 would result in a safety hazard for people residing or working in the project area. Impacts associated with airport hazards would be significant and unavoidable under CEQA.

Site 20B

Site 20B is located in Review Area 1 and partially within Safety Zones 4 and 6 for the Gillespie Field. Site 20B proposes a density of 30 to 36 du/ac, which is incompatible with Safety Zone 4. Site 20B would be compatible with Safety Zone 6. Conformance with applicable City policies, ALUCP design considerations applicable to development with airport safety zones, and compliance with applicable FAA conditions would be required; however, future development within the AEN within Gillespie Field Safety Zone 4 would result in a safety hazard for people residing or working in the project area. Impacts associated with airport hazards would be significant and unavoidable under CEQA.

C. LAND USE AND PLANNING

1. Conflicts With Plans and Policies

Threshold: Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact?

Finding: Significant and unavoidable. The City finds that specific economic, social, legal, technological, or other considerations make the mitigation measures or project alternatives identified in the Final EIR infeasible. No feasible mitigation is available for impacts related to ALUCP incompatibility, which would remain significant and unavoidable. (Draft PEIR, pp. 4.11-8 through 4.11-10; Final PEIR p. 2-10)

Explanation: **TCSP Area and AEN**

The project involves updates to the TCSP, including an expansion of the overall boundaries and updated development standards to facilitate planned development throughout the TCSP area and AEN and does not propose any specific development. The guiding land use document for the TCSP area and AEN is the TCSP, which implements the City's General Plan by establishing a long-term vision for the TCSP area and providing tailored land use and development standards applicable to future development and improvements within the TCSP area and AEN.

The proposed TCSP is a specific plan and would comply with California Government Code Sections 65450 through 65457 which require that a specific plan be consistent with the adopted General Plan for the jurisdiction in which the specific plan area is located. Specific plans adopted by ordinance become the applicable zoning that provide specific direction to the type and intensity of uses permitted and may also define design expectations and standards. The proposed update to the TCSP is a regulatory document that would be adopted by ordinance. The TCSP notes that in any instance where the TCSP conflicts with the requirements of the SMC, the TCSP provisions shall take precedence. Where the TCSP is silent on a topic, the requirements of Title 13 of the SMC (Zoning Ordinance) would remain in effect. The City's 2021-2029 Housing Element and current Zoning Ordinance allow up to 36 du/ac, and none of the residential densities established by the TCSP would exceed 36 du/ac. The proposed modifications to the TCSP would become part of the City's General Plan and Zoning Ordinance and would not conflict with applicable state and local land use requirements. Further, the project

would not conflict with Measure N because there are no local legislative actions required for the project that would result in increased densities.

Regional planning documents maintained by SANDAG are related to GHG reduction through greater emphasis on use of transit and less need to rely on private vehicle travel. The Regional Plan: San Diego Forward, adopted in 2021, further identified GHG reduction strategies through transportation and land use planning as follows: connect communities through multi-modal transportation choices; and increase a variety of housing options in proximity to existing and planned transit. The TCSP area includes the eastern terminus of the Copper Line trolley line at the Santee Trolley Station in the AEN and identifies this area and surrounding uses for Trolley Commercial uses as part of a transit hub to serve residents and workers in the community and adjacent communities, including visitors that arrive to the TCSP area via the trolley. Also, one of the key elements of the TCSP is to incorporate roadway facilities that provide multimodal connectivity throughout the AEN, to allow the movement of people walking, bicycling, and riding transit in the area. The proposed TCSP is consistent with existing adopted land uses, promotes multimodal activity, and would not conflict with regional planning efforts aimed at reducing GHGs or mitigating other environmental effects.

Other local planning documents that pertain to the TCSP area and AEN include the County MSCP and MCAS Miramar and Gillespie Field ALUCPs. The County MSCP was adopted to support local conservation efforts of native habitat and wildlife. As detailed in EIR Section 4.4, the TCSP area and AEN have adequate species coverage and suitable habitats would continue to be protected under the MSCP and the project would not result in conflicts with the MSCP. The MCAS Miramar and Gillespie Field ALUCPs were adopted to address airspace safety and noise issues as they relate to surrounding areas. As detailed in EIR Section 4.9, future development within the TSCP area and AEN would be subject to notification and consultation with the ALUC at the time specific development proposals are submitted for City review. Conflicts with local planning documents are not anticipated and future development proposals within the TCSP area and AEN would still be subject to review for consistency with the City's General Plan and SMC; however, it is possible that future development plans within the TCSP area and AEN within Gillespie Field Safety Zones 3 and 4 would not be entirely compatible with the ALUCPs due to residential density limitations. While no development is proposed at this time and ALUC found the TCSP project conditionally compatible on January 9, 2025. When

development proposals do come forth, they would be required to complete consultation with the ALUC and depending on the ultimate density of the proposal, future development within could be found incompatible with the ALUCP. Therefore, at this level of program review, a significant impact under CEQA would occur with respect to consistency with ALUCPs.

Housing Element Sites

The Housing Element sites are within areas identified for residential and non-residential development. The project includes the development of Housing Element sites 16A, 16B, 20A, and 20B with their maximum development potential identified in the City's current Housing Element and with the state density bonus law for affordable housing and includes some non-residential development. Development within these sites would be consistent with existing zoning and state density bonus law, which could allow heights up to 55 feet, or to a maximum of 85 feet with density bonus. Housing Element sites 16A and 16B are near the Santee Trolley Station and Housing Element site 20A and 20B are along Magnolia Avenue which does include bus services.

City General Plan Land Use Element Policy 2.2 states that the City should encourage the development of higher density residential developments in areas close to the multi-modal transit station and along major road corridors where transit and other convenience services are available.

The Housing Element sites are located within the center of the City in proximity to existing major roads and transit and provide greater opportunity for residential use of multi-modal and transit options. Regional planning efforts by SANDAG to reduce GHG emissions would also be supported by the proposed development at the Housing Element sites.

As discussed in EIR Section 4.9, the Housing Element sites are within Gillespie Field's Review Area 2 and Safety Zones 3, 4 and 6 and Housing Element Site 16A is also within MCAS Miramar's Review Area 2. Aircraft safety is addressed in the TCSP for the Housing Element sites and indicates that future projects at the Housing Element sites shall incorporate design features to address identified aircraft safety and noise hazards, consistent with General Plan Safety Element Policy 7.1. Airport noise for Housing Element sites 20A and 20B are required to prepare a noise technical analysis by a qualified professional that demonstrates either noise levels would not exceed the City's General Plan Noise Element compatibility guidelines, or that

noise levels which already exceed the levels considered compatible for that use are not increased by 3 dB or more.

The City is responsible for submitting the Application for a Consistency Determination to the Airport Authority. Airport staff would review and make recommendations to the ALUC as to the appropriate determination. The ALUC must act upon an application for a determination of consistency with an ALUCP within 60 days of the ALUC deeming such application complete. The City may overrule an ALUC determination of inconsistency by a two-thirds vote of the City Council if it can make certain findings and provide a 45-day notice of the same to the ALUC and the California Department of Transportation per Public Utilities Code Section 21676.5(a). Where possible conflict between the residential density provisions mandated by state law and Airport Safety Zones are identified with a specific land use proposal, the ALUCP density limitations shall apply unless overridden by the City Council. Since this process is not unique to the City, it does not constitute a distinct or unusual constraint. Notwithstanding the potential overrule of ALUCP density limitations, all future individual projects, including ministerial projects, would be required to obtain a FAA determination of No Hazard to Air Navigation and/or implement FAA conditions that would allow the FAA determination of No Hazard to Air Navigation consistent with TCSP Objective Design Standard J and the requirements for ministerial projects described in Section 3.4.2 of this EIR. Impacts associated with conflicts with local land use plans would be less than significant, except with respect to compatible density within Gillespie Field Safety Zones 3 and 4. While no development is proposed at this time and ALUC found the TCSP project conditionally compatible on January 9, 2025, the potential for future development within the Housing Element sites to exceed the density limits for the corresponding airport safety zone remains, resulting in a significant and unavoidable impact under CEQA.

D. NOISE

1. Noise Standards

Threshold: Would the Project result in the 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?

Finding: Significant and unavoidable. The City finds that specific economic, social, legal, technological, or other considerations make the mitigation measures or project alternatives identified in the Final EIR

infeasible. Mitigation Measure NOI-3 is feasible and has been adopted. However, no additional feasible mitigation is available for noise impacts related to outdoor performances, which would remain significant and unavoidable. (Draft PEIR, pp. 4.12-13 through 4.12-22)

Explanation: *Outdoor Performances*

TCSP Area and AEN

The AEN may include outdoor events and gatherings of people for artistic, cinematic, theatrical, musical, sporting, cultural, education or civic purposes. Design details for outdoor venues, designs, and associated events are not known at this stage; however, potential locations could include the Civic Center Site, Karl Strauss Site, Polo Barn site, Trolley Square Site, Vacant Site (Parcel 6), and the Sportsplex/Town Center Community Park (RRM 2024b). Noise levels associated with gathering areas may therefore vary significantly depending on the type of event, use of amplified equipment, and size of crowds.

Similar to stationary operational noise, noise associated with outdoor performances would be regulated by the SMC, which does not provide numerical thresholds for noise generation. For the purposes of this analysis, conversational noise levels and noise disturbances are considered noise levels that exceed 60 dBA at nearby NSLUs. Because no set plans are available for outdoor performance areas, including site layouts or locations of potential noise-amplification equipment, impacts are considered significant for the TCSP area and AEN. Mitigation measure NOI-3 would be required for future event spaces; however, outdoor events and entertainment activities in proposed commercial and mixed use spaces may result in noise levels in exceedance of 60 dBA at nearby NSLUs and impacts would remain significant and unavoidable.

E. TRANSPORTATION

1. Vehicle Miles Traveled

Threshold: Would the Project conflict or be inconsistent with CEQA Guidelines sections 15064.3, subdivision (b)?

Finding: Significant and unavoidable. The City finds that specific economic, social, legal, technological, or other considerations make the mitigation measures or project alternatives identified in the Final EIR infeasible. Mitigation Measure TRA-1 is feasible and has been

adopted. However, no additional feasible mitigation is available for VMT impacts, which would remain significant and unavoidable. (Draft PEIR, pp. 4.16-15 through 4.16-19)

Explanation: **TCSP Area and Housing Element Sites 20A and 20B**

Areas of the TCSP area that are not within a TPA and do not meet other screening VMT criteria, such as Housing Element Sites 20A and 20B, the Park Center Residential Neighborhood and the new residential on the west side of Town Center Commercial Neighborhood, would result in a VMT impact. Implementation of MM-TRA-1 as part of future projects reviews would potentially reduce VMT per capita. However, the effectiveness of VMT reducing measures is context-sensitive and would vary depending on project details, such as the location, access to transit, etc. At a program level of review with no specific development proposals available for review, it is not guaranteed that each individual project would be able to fully mitigate the potential impacts. While MM-TRA-1 would minimize VMT impacts associated with future development, impacts would not be fully mitigated. Therefore, impacts associated with VMT would remain significant and unavoidable.

TCSP Area, AEN, and Housing Element Sites 20A and 20B (excluding Housing Element Sites 16A and 16B)

TRA-1

For development projects located outside of a TPA that both: do not meet other VMT screening criteria and exceed VMT thresholds established by the City, the City shall require implementation of applicable Mobility Element Policies that would support VMT reductions for individual projects. Specifically, the City shall require that future projects be compliant with Mobility Element Policies 9.1 through 9.5, which encourage the use of Transportation Demand Management (TDM) strategies, such as ride sharing programs, flexible work schedule programs, and incentives for employees to use transit. Additionally, alternative transportation modes, such as walking, cycling and public transit are encouraged to reduce peak hour vehicular trips, save energy, and improve air quality. Sample TDM measures that may be applied at the project level are provided below:

- Increase mixed-use development
- Increase transit accessibility
- Provide pedestrian network improvement along project frontage
- Provide bicycle network improvement along project frontage

- Provide bicycle parking and bike lockers
- Implement subsidized or discounted transit passes
- Provide rider-sharing programs
- Implement commute trip reduction marketing
- Implement school pool program
- Implement bike-sharing or micro mobility program
- Provide local shuttle to connect visitors to different attractions throughout the City

Additional measures can be found in the California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures report (<http://www.aqmd.gov/docs/defaultsource/ceqa/handbook/capcoa-quantifying-greenhouse-gas-mitigation-measures.pdf>). Mitigation measures should be consistent with the City's Active Transportation Plan.

SECTION V. **CUMULATIVE IMPACTS**

Regarding the Project's potential to result in cumulative impacts, the City hereby finds as follows:

A. AESTHETICS

The study area for the assessment of cumulative visual impacts includes the entirety of the City as well as parts of the surrounding cities within viewshed of the TCSP area and AEN including the City of El Cajon to the south and southwest, the City of San Diego to the west and northwest, and the County of San Diego to the east and northeast. The project is the update to the TCSP that is part of the City's General Plan. Future development within the TCSP area, AEN, and Housing Element sites could have a cumulative impact on visual resources due to changes in the existing visual quality and aesthetics resulting from incremental increases in density and urbanization. This growth could gradually alter the visual nature of the study area. The following is a summary of the project's contribution to cumulative aesthetic impacts.

The most noticeable visual changes would occur with development of vacant and underutilized sites within the TCSP area that is surrounded by residential and commercial development. Development of the TCSP area, AEN, and Housing Element sites would be consistent with the visual quality and character of surrounding development based on application of required design review and consistency with SMC standards, including those provided in the TCSP. Additionally, some of the underutilized sites consist of aging structures with poor visual quality, and redevelopment of these structures would result in new residential structures developed consistent with the visual requirements of the SMC. Furthermore, development of vacant and underutilized sites within the TCSP area, AEN, and Housing Element sites would be required to adhere to the land use plan in the TCSP.

Regarding public views, the TCSP area involves a majority of the central portion of the City. Development within the TCSP area would constitute infill development resulting in development consistent with surrounding urbanization that would not affect existing views. However, some larger vacant sites located near the San Diego River could affect views. Future development would be required to adhere to relevant portions of the SMC including Chapter 13.08, et seq., which establishes the City's Development review procedures, including the supplemental development regulations of the proposed TCSP. The Development review process would ensure that future development would not degrade scenic vistas and views and, therefore, there would be no substantial cumulative obstruction of public views.

Regarding light pollution, development within the TCSP area, AEN, and Housing Element sites would be required to comply with the SMC standards related to light and glare (Chapter 13.08.070(G)), which requires that outdoor lighting be directed away from adjacent properties and set in a way to avoid any detriment to the surrounding area. Additionally, the City's General Plan Community Enhancement Element includes the

standard for lighting and signage to minimize spillover of lighting through use of directional, cut-off, and non-glare fixtures.

Overall, future development in the TCSP area, AEN, and Housing Element sites, combined with development in the surrounding cumulative study areas, would not result in a cumulatively significant visual impact due to the mostly urbanized nature of the cumulative study area. Adherence to regulatory requirements including Development review consistent with SMC Chapter 13.08 implementation and proposed TCSP development regulations would ensure that future development would not substantially degrade scenic resources. Thus, the project's incremental contribution to visual impacts would not be cumulatively considerable and cumulative visual impacts would be less than significant. (Draft PEIR, pp. 7-2 through 7-3)

B. AGRICULTURE AND FORESTRY RESOURCES

The study area for the assessment of cumulative agriculture and forestry resources impacts is limited to the TCSP area as areas surrounding the TCSP are generally urbanized and while much of the City and surrounding areas were once used for agricultural production and grazing, there are no active agricultural uses or operations in the TCSP area or surrounding areas. As the majority of the TCSP area, AEN, and Housing Element sites have been part of the TCSP since its adoption in 1986, the project site has been identified for urban development and not been used for agricultural use nor has it contained forestry resources.

Project approval would result in the expansion of the boundaries of the overall TCSP area and updated development standards, as well as conceptual development plans and Objective Design Standards for Housing Element sites. As noted in Table 4.2-1 in EIR Section 4.2, portions of the TCSP area, AEN, and Housing Element Sites 16A and 16B are designated as Farmland of Local Importance; however, these areas are not in active agricultural use and are identified for residential and non-residential development in the existing and proposed TCSP. As there are no active or planned agricultural uses or forestry resources in the TCSP area or nearby surrounding urban areas, the project would not contribute to a cumulative agricultural and forestry resources impact.

Overall, future development in the TCSP area, AEN, and Housing Element sites, combined with development in the surrounding cumulative study areas, would not result in a cumulatively significant agricultural and forestry resources impact due to the mostly urbanized and non-agricultural nature of the cumulative study area. Thus, the project's incremental contribution to agricultural and forestry resources impacts would not be cumulatively considerable and cumulative agricultural and forestry resources impacts would be less than significant. (Draft PEIR, pp. 7-3 through 7-4)

C. AIR QUALITY

Cumulative impacts to air quality may be regional or localized. Regional air quality would be impacted if emissions from the project contributed to cumulative degradation of air

quality in the SDAB. Localized air quality would be impacted if emissions from the project and other proximate emissions sources resulted in pollutant concentrations that exceeded standards at a sensitive receptor.

The study area for the assessment of cumulative regional air quality impacts is the SDAB which is considered a nonattainment area due to exceedances of the CAAQS for ozone and inhalable particulate matter (PM₁₀ and PM_{2.5}). Future development within the study area could have a cumulative impact on air quality due to increased air pollution emissions associated with construction and operations, including transportation.

The cumulative assessment of regional air quality impacts to the SDAB relies partially on assessment of the project's consistency with the adopted RAQS and SIP. The RAQS and SIP are based on growth forecasts for the region, which are in turn based on maximum buildout of land uses as allowed in the adopted community and general plans. As discussed in Section 4.3.5, the project would update the TCSP but would not result in increased land use intensity compared to what is anticipated in the current TCSP, and thereby would not result in increased air emissions that were not accounted for in the Attainment Plan or RAQS. The project would be consistent with adopted land use plans upon which the RAQS was based, and a significant impact would not occur.

As detailed in Section 4.3.6, construction emissions associated with cumulative construction activities associated with buildout of the TCSP area, AEN, and Housing Element sites may result in some instances where future development would occur simultaneously; however, short term air quality emissions associated with construction would not cumulatively exceed the relevant thresholds. Therefore, cumulative construction-related regional air quality impacts for the TCSP, AEN, and Housing Element sites would be less than significant. Regarding cumulative operational emissions, while buildout of the project would not conflict with implementation of the RAQS, a cumulatively considerable net increase in emissions is identified for buildout of the TCSP area and AEN. The Housing Element sites are not identified to result in a cumulatively significant increase in operational emissions.

Mitigation Measure AQ-1 would be applied to address significant cumulative operational impacts associated with buildout of the TCSP area and AEN. This measure would require the use of electrically powered landscape equipment; however, operational emissions would still exceed maximum daily operational emissions. Therefore, the project's contribution to a significant cumulative effect is determined to be substantial relative to operational air quality emissions, and cumulative air quality impacts would remain significant and unavoidable. (Draft PEIR, pp. 7-4 through 7-5)

D. BIOLOGICAL RESOURCES

The study area for the assessment of cumulative impacts to biological resources includes the East County inland region composed of the City and neighboring jurisdictions identified above. As development occurs throughout this region, cumulative impacts to sensitive biological resources could occur, particularly with resources associated with the San Diego

River. However, cumulative impacts are expected to be addressed and minimized through compliance with resource planning documents such as the Multiple Species Conservation Plan, draft subarea plans, Resource Protection Ordinance, and Vernal Pool Habitat Conservation Plan and applicable federal and state regulatory standards and permit requirements.

As shown on Table 4.4-1 in Section 4.4, most of the TCSP area is developed; however, wetland and upland habitats are present within the TCSP area, AEN, and Housing Element Site 16A. Other biological resources have the potential to occur at any of the project areas, such as smooth tarplant and sensitive animal species. Mitigation measures BIO-1 through BIO-11 are included in Section 4.4 to mitigate potentially significant impacts to less than significant requiring focused surveys and translocation plans for smooth tarplant, exclusionary fencing, construction personnel training, revegetation requirements, pre-construction surveys, and jurisdictional waters and wetlands permitting requirements. Future development within the TCSP area and AEN, outside of the Housing Element sites, would also require a site-specific general biological resources survey in areas where the City has determined there to be potential for sensitive biological resources. For projects within the TCSP area and AEN, outside of the Housing Element sites in biologically sensitive areas, additional analysis would be required to identify the presence of sensitive species and appropriate mitigation would be applied to reduce potential impacts to less than significant. Mitigation measures in Section 4.4 address these potentially significant impacts to sensitive communities, including plant and animal species, and the project's contribution to cumulative biological resources impacts would also be reduced to less than significant.

Impacts to state or federally protected wetlands associated with future projects within the TCSP area, AEN, and Housing Element Site 16A would require mitigation for future development projects. The implementation of mitigation measure BIO-6, BIO-10, and BIO-11 would reduce impacts to a level less than significant and ensure that the project would not contribute to a significant cumulative impact to biological resources. (Draft PEIR, p. 7-5)

E. CULTURAL RESOURCES

The study area for the assessment of cumulative impacts to cultural resources includes the entirety of the City because loss of cultural resources associated with actions occurring in the City could affect the City's overall historic context and setting. Future development within the cumulative study area could have a cumulative impact on cultural resources through loss of records or artifacts as land is developed (or redeveloped).

As discussed in Section 4.5, future development in accordance with the project could impact historical or archaeological resources, which may be present within the TCSP area, AEN, and Housing Element sites. Implementation of mitigation measures CUL-1 through CUL-4 would reduce impacts to cultural resources to less than significant through the requirement for historic and archaeological surveys and archaeological monitoring during grading and construction for projects. Mitigation measure CUL-5 would reduce potential

historic resources impacts to the Edgemoor Polo Barn during future development of Housing Element Site 20A. Implementation of these measures would ensure that the project would not contribute to a significant cumulative impact to historical or archaeological resources. (Draft PEIR, p. 7-5 through 7-6)

F. ENERGY

The study area for energy is the San Diego Gas & Electric (SDG&E) service area which serves the County. New development or redevelopment within the service area could result in cumulative impacts associated with additional demands for energy, resulting in the need for new or expanded facilities. As discussed in Section 4.6, future development associated with implementation of development in the TCSP area and AEN would be subject to compliance with the CBC (Title 24) which aims to reduce excessive and inefficient energy use. As new development and redevelopment occurs, buildings will be required to comply with the Title 24 requirements in place at the time of building permit issuance. Project adherence with state and federal regulations and the Sustainable Santee Plan goals would also guide reductions in the City's collective long-term operational energy use. Other projects proposed in the City would similarly be required to comply with Title 24 and Sustainable Santee Plan goals. Therefore, the project would not contribute to a significant cumulative impact to energy. (Draft PEIR, p. 7-6)

G. GEOLOGY AND SOILS

The study area for the assessment of cumulative impacts related to geology and soils is the City. Future development in the City would be required to adhere to regulatory requirements including the CBC and SMC requirements for soils engineering/engineering geology reports and erosion control plans would prevent adverse effects associated with fault rupture, ground shaking, liquefaction, or landslides. Like the project, all future development would be required to adhere to all regulations applicable to the site/zone, including Chapter 11.40 (Grading Ordinance), which include objective standards relating to the elimination or reduction of potential seismic hazards prior to the issuance of permits. Additionally, all development would be subject to General Plan policies from the Safety Element. Future development within the TCSP area, AEN, and Housing Element sites, in addition to other future development throughout the City, would be required to adhere to regulatory requirements including preparation of Storm Water Pollution Prevention Plan and SMC Chapter 11.40 (Grading Ordinance) to ensure that they would not result in substantial soil erosion or the loss of topsoil. Adherence to CBC requirements as adopted by the City would ensure that future development would not create substantial direct or indirect risks associated with expansive soils. Therefore, the project would not contribute to a significant cumulative impact to these issues.

Regarding paleontological resources, the mitigation measure GEO-1 would reduce project impacts to a less than significant level. Additionally, other development in the City would be required to implement measures identified in the City's General Plan mitigation monitoring program for paleontological resources which would reduce impacts to a level less than significant. All potential impacts associated with geology and soils would be

reduced to less than significant levels because future development would be required to adhere to regulations and implement the General Plan EIR's existing mitigation framework. Additionally, mitigation measure GEO-1 would require applicants to provide information to the City regarding the paleontological sensitivity of the site. On properties determined to be moderately to highly sensitive for paleontological resources where grading would disturb sensitive formations, the ordinance shall require implementation of a mitigation plan. Therefore, implementation of mitigation measures GEO-1 and GEO-2 would ensure that the project would not contribute to a significant cumulative impact to paleontological resources. (Draft PEIR, p. 7-6 through 7-7)

H. GREENHOUSE GAS EMISSIONS

The analysis of GHG emissions is, by its nature, a cumulative issue; thus, the study area is global in nature. The analysis provided in Section 4.8 was modeled in year 2035 to align with the Sustainable Santee Plan emission projections. The Housing Element sites were modeled in the soonest operational year in 2026.

Development of the TCSP area and AEN would result in GHG emissions; however, the project would not result in an increase in anticipated development or traffic generation nor would it result in an increase in emissions that are not already accounted for in the Sustainable Santee Plan. However, mitigation measures GHG-1 through GHG-5 are included for the Housing Element sites to ensure implementation of identified GHG emissions strategies consistent with the Sustainable Santee Plan Project Consistency Checklist (Checklist) is completed for the Housing Element sites. Other future development within the TCSP area and AEN would be required to demonstrate compliance with Sustainable Santee Plan through completion of a Checklist.

Overall, the project would be consistent with the 2022 Scoping Plan, 2021 Regional Plan/Sustainable Communities Strategy, and Sustainable Santee Plan goals and would not conflict with GHG emissions reduction plans and impacts would be less than significant. Implementation of mitigation measures GHG-1 through GHG-5 would reduce GHG impacts associated with future development at the Housing Element sites and impacts would be mitigated to less than significant. Likewise, the project's contribution to cumulatively significant impacts associated with GHG emissions would be less than significant. (Draft PEIR, p. 7-7)

I. HAZARDOUS AND HAZARDOUS MATERIALS

The cumulative study area for the assessment of cumulative impacts to hazards and hazardous materials impacts is the City. As population growth increases, the number of people potentially exposed to hazards and hazardous materials would increase. The cumulative study area for airport hazards includes the entirety of the airport influence areas (AIA) for the Gillespie Field Airport and MCAS Miramar.

Generally, the release of hazardous materials has site-specific impacts that do not compound or increase in combination with impacts elsewhere. As discussed in Section

4.9, future development within the TCSP area, AEN, or Housing Element sites could result in hazards to the public or the environment by accidental release of hazardous materials. Mitigation measure HAZ-1 would require that future projects identify potentially hazardous conditions prior to grading, through preparation of a Phase I ESA and a Phase II ESA if necessary. Remediation of any contaminated soils would be required prior to development. Additionally, cumulative projects within the region would be required to comply with applicable federal, state, and local regulations of agencies having jurisdiction over hazardous materials, including the USEPA, federal Resource Conservation and Recovery Act, County Department of Health Services, and County of San Diego Department of Environmental Health. Therefore, implementation of mitigation measure HAZ-1 would ensure that the project would not contribute to a significant cumulative impact to hazards or the release of hazardous materials.

The ALUCP includes policies that are applicable within the AIA. To ensure safety compliance with the Gillespie Field ALUCP, future development must adhere to the existing City policies and regulations, and policies of the ALUCP. While the project allows development that could exceed the density allowed in Gillespie Field Safety Zones 3 and 4, all projects in these safety zones would similarly be subject to ALUC review and the project's incremental contribution to airport hazard impacts would not be cumulatively considerable. As discussed in Section 4.9, the project would not impair implementation of or physically interfere with the City's emergency response plan, evacuation routes and would not conflict with any Multi-Jurisdictional Hazard Mitigation Plan hazard mitigation goals. Furthermore, applications for all future projects within the project areas in addition to cumulative projects in the surrounding area would require review and approval by the Santee Fire Department prior to issuance of building permit. Therefore, the cumulative impacts associated with airport safety would be less than significant.

Regarding potential cumulative impacts related to wildfire, the TCSP area, including the AEN and Housing Element sites, are outside of the City's designated VHFHSZ which occurs north of the TCSP area. However, portions of the TCSP area, AEN, and Housing Element sites are within the WUI which identifies areas close to vacant sites with vegetation susceptible to fire. As a result, future development in the TCSP area, AEN, and Housing Element sites, as well as other cumulative projects in the City, would be required to comply with state and local regulations including SMC Chapter 11.18, which states all new developments, subdivisions, or tracts that are planned in WUI Areas shall have a minimum of 100 horizontal feet of "fuel modified" defensible space between structure and wildland areas. Adherence to these regulations and the General Plan policies would reduce risks in conjunction with future development related to wildland fire. Thus, the project's incremental contribution to wildfire impacts would not be cumulatively considerable and cumulative impacts would be less than significant. (Draft PEIR, p. 7-7 through 7-8)

J. HYDROLOGY AND WATER QUALITY

The study area for potential hydrology and water quality impacts is the Santee Drainage Basin. While future development within the Santee Drainage Basin has the potential to

increase pollutants discharged into surface waters, all future development would be subject to federal, state, and local regulations aimed at controlling water quality impacts, including SMC Chapters 9.06 (Stormwater Ordinance) and Chapter 11.40 (Grading Ordinance), which include requirements to ensure stormwater runoff is captured and treated and erosion control measures are implemented. Thus, based on the requirements of future development within the TCSP area, AEN, and Housing Element sites to comply with the existing regulatory framework that requires treatment of pollutants generated on-site, the project's incremental contribution to cumulative water quality impacts would be less than cumulatively considerable and cumulative impacts associated with water quality would be less than significant.

While future development has the potential to alter drainage patterns resulting in increased erosion, stormwater runoff, and impacts to the existing drainage system, all future development would be subject to federal, state, and local regulations aimed at reducing polluted storm water and avoiding overloading the City's drainage system. Development would be required to adhere to regulatory requirements including City Municipal Chapter 9.06 (Stormwater Ordinance), which includes requirements for the elimination or reduction of stormwater runoff. Impacts associated with drainage patterns and stormwater runoff would be less than cumulatively considerable and cumulative impacts associated with drainage would be less than significant.

Future development of the TCSP area, AEN, and Housing Element sites would be required to conform to applicable federal, state, and City regulatory standards to effectively avoid and/or address potential impacts associated with development in flood zones. The TCSP area, AEN, and Housing Element sites are not within an area anticipated to be adversely affected by a tsunami. Implementation of all regulatory requirements would ensure that cumulative impacts related to flood hazards would be less than significant. (Draft PEIR, pp. 7-8 through 7-9)

K. LAND USE AND PLANNING

The study area for the assessment of cumulative land use impacts would be the City and neighboring jurisdictions as detailed above. Cumulative land use impacts could result from changes to land use plans, which become incompatible and/or unsustainable. Adoption of the project could contribute to cumulative impacts if buildout would conflict with land use plans and/or policies or physically divide a community. As discussed in Section 4.11.6, the City's 2021-2029 Housing Element and current Zoning Ordinance allow up to 36 du/ac, and none of the residential densities established by the TCSP would exceed 36 du/ac. The proposed modifications to the TCSP would become part of the City's General Plan and Zoning Ordinance and would not conflict with applicable state and local land use requirements. Future development proposals within the City and surrounding jurisdictions would still be subject to review for consistency with applicable plans and zoning ordinances that serve to reduce or avoid environmental impacts, including ALUC review for compatible densities within Gillespie Field Safety Zones 3 and 4. Further, no major features are proposed or known that would divide an established community. Therefore, cumulative

impacts related to land use and planning would be less than significant. (Draft PEIR, p. 7-9)

L. NOISE

The analysis for noise provided in Section 4.12 is cumulative in nature as it considers buildout conditions within the City. As discussed, the TCSP area, AEN, and Housing Element sites are in locations where noise levels are generally acceptable for the proposed uses; however, temporary project-related construction and operational noise was identified as less than significant with mitigation NOI-1 and NOI-2. NOI-3 is to regulate outdoor performance uses that could result in temporary increases in ambient noise levels if future events are not reduced to 60 A-weighted decibel one-hour equivalent noise level at nearby noise-sensitive land uses. The project would not generate a level of additional traffic that would perceptibly increase noise levels on roadways within and adjacent to the City. Despite the incorporation of NOI-3, outdoor noise levels were concluded at the project level to result in significant and unavoidable impacts. Therefore, while implementation of mitigation measure NOI-1 and NOI-2 would reduce some noise impacts associated with the project to a level less than significant, cumulative outdoor noise level impacts in the TCSP area may not be reduced to acceptable levels, and the project would result in a significant cumulative noise impact. (Draft PEIR, p. 7-9)

M. POPULATION AND HOUSING

The study area considered for the population and housing cumulative impact analysis is defined as the region (County). Buildout of the project would result in future construction of up to 3,140 new residential units, providing capacity for projected growth in the region consistent with the adopted zoning designations and densities currently allowed within the TCSP area, AEN, and Housing Element sites, and would also be consistent with the population and housing growth identified in the City's 2021-2029 Housing Element. The increase in housing stock would accommodate the projected growth in population in the region and is consistent with adopted plans and regional growth principles. No permanent displacement of housing or people would occur with implementation of the project. Significant population and housing impacts associated with cumulative development within the region is not anticipated to result in a displacement of housing or people because future development is generally growth accommodating and each jurisdiction has a mandate to comply with its adopted Housing Element. Therefore, cumulative impacts associated with population and housing would be less than significant. (Draft PEIR, p. 7-9 through 7-10)

N. PUBLIC SERVICES

The study area for public services is the applicable provider's service area. New development or redevelopment within the service area could result in cumulative impacts associated with additional demands for public services, resulting in the need for new or expanded facilities. As discussed in Section 4.14, all future development within the City would be reviewed to ensure that adequate facilities and services are available at the time of application. Other projects proposed in the City would similarly be required to

demonstrate adequate facilities are available prior to development. All future development is required to pay applicable fees that support schools. Cumulative impacts would be less than significant. (Draft PEIR, p. 7-10)

O. RECREATION

The study area for recreation is the City and nearby regional parks located within the City of San Diego and the County. New development or redevelopment within the service area could result in cumulative impacts associated with additional demands for recreation and parks, resulting in the need for new or expanded facilities. As discussed in Section 4.15, all future development within the City would be reviewed to ensure that adequate recreation opportunities are available at the time of application. Other projects proposed in the City would similarly be required to demonstrate adequate recreation opportunities are available prior to development. All future development is required to pay applicable fees that support recreational facilities. Cumulative impacts would be less than significant. (Draft PEIR, p. 7-10)

P. TRANSPORTATION

The study area for transportation is the region served by the Copper Line trolley which connects the TCSP area and the City with downtown San Diego. Future development of the region could result in significant cumulative impacts associated with transportation, particularly VMT. Buildout of the TCSP area, AEN, and Housing Element sites would occur in accordance with the land use and densities identified in the TCSP, some of which would occur within ½ mile of a major transit stop (including Housing Element Sites 16A and 16B). Also, several transportation projects would be implemented under the proposed TCSP, including multi-use pathways, bike routes, roadway connections throughout the TCSP area, AEN, and near the Housing Element sites. As discussed in Section 4.16.6, the transportation projects identified in the TCSP are intended to increase pedestrian and bicycle safety and connection within the TCSP area and would not result in an increase in VMT. The TCSP would mostly accommodate development near transit, enhance roadway connections within the TCSP area, and would not result in an increase in density or housing beyond what is permitted under current plans and zoning. No project level or cumulative impact will occur associated with VMT in relation to development in Housing Element Sites 20 A and 20B. However for areas outside TPAs, significant VMT impacts could occur with future development projects, contributing to significant cumulative impacts associated with VMT in a part of the region that has greater VMT per capita than the region as a whole. Mitigation measure TRA-1 would be applied to address significant VMT impacts associated with buildout of the TCSP area, AEN, and Housing Element Sites 20A and 20B. However, this measure cannot be guaranteed to reduce all VMT impacts to less than significant. Therefore, the project's contribution to a significant cumulative effect is determined to be substantial related to regional VMT, and cumulative VMT impacts would remain significant and unavoidable. (Draft PEIR, p. 7-10 through 7-11)

Q. TRIBAL CULTURAL RESOURCES

The study area for the assessment of cumulative impacts to tribal cultural resources includes the entirety of the tribal lands of those tribes that responded to the City's invitation for consultation under AB 52 associated with government-to-government consultation conducted by the City. Future development within the cumulative study area could have a cumulative impact on tribal cultural resources through loss of cultural landscapes, sacred places, or objects with cultural value as land is developed (or redeveloped).

As discussed in Section 4.17, future development in accordance with the project could impact historical or archaeological resources, which may be present within the TCSP area, AEN, and Housing Element sites. Implementation of mitigation measures CUL-1 through CUL-4 would also reduce impacts to tribal cultural resources to less than significant through the requirement to include Native American monitors and archaeological monitoring during grading and construction for projects. Implementation of these measures would ensure that the project would not contribute to a significant cumulative impact to tribal cultural resources. (Draft PEIR, p. 7-11)

R. UTILITIES AND SERVICE SYSTEMS

The study area for public utilities is the applicable provider's service area, including the PDMWD and SDCWA. Future development within the TCSP area, AEN, and Housing Element sites would occur within existing developed areas with access to existing utility infrastructure. Significant utility extensions or improvements are not anticipated beyond local connections from adjacent roadways. Similarly, other projects in the City would be required to undergo a similar review to ensure the environmental impacts of utility and services improvements are minimized. A cumulative impact related to the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects, is not anticipated. Cumulative impacts related to utilities and service systems would be less than significant.

Development anticipated as part of the project would occur within areas of the City that are already served by existing stormwater and water infrastructure. Although development of the Housing Element sites would require connection to these existing facilities, stormwater and water infrastructure improvements would be evaluated upon submittal of project-specific development plans. All future project applications would be required to adhere to the mitigation framework presented in this EIR which would address physical impacts associated with construction of pipeline connections to existing stormwater and water infrastructure. The project's incremental contribution to stormwater and water facility impacts would not be cumulatively considerable.

Buildout potential within the TCSP area, AEN, and Housing Element sites could result in additional development that was not accounted for in the latest Urban Water Management Plan but has been accounted for within the PDMWD Water Supply Assessment approved by the PDMWD Board in 2024 (Appendix G). The PDMWD approved the Water Supply

Assessment for the project, which demonstrated that there is adequate capacity to adequately serve the anticipated buildout of the TCSP, AEN, and Housing Element sites. UWMPs are required to be updated on a five-year cycle and the next update to the PDMWD UWMP is anticipated by 2025. Future UWMP updates would account for the anticipated water use associated with future development consistent with the adopted TCSP and approved Water Supply Assessment. While the proposed TCSP area would add development potential within the City, it would primarily authorize higher density residential development which is more water efficient than single-family residential development. Based on the water efficiency of multi-family development, water conservation requirements, along with existing regulations that require new construction to be water efficient, it is not anticipated that the project would affect the ability of PDMWD to plan for adequate water supplies within the City during normal, dry, and multiple dry years. As the PDMWD and SDCWA consider water supply on a regional basis for their entire service areas, the project's incremental contribution to water system/water supply impacts would not be cumulatively considerable.

Cumulative impacts related to solid waste disposal would be less than significant because an existing regulatory framework is in place, detailed in Section 4.18.8, that would apply to future development associated with the project in addition to cumulative development within the City. Future development in the TCSP area, AEN and Housing Element sites is located within existing developed areas with access to solid waste disposal services. No development is proposed as part of the project; however, it is anticipated that future projects would result in an increase in solid waste generation. Solid waste requirements associated with the future development of the TCSP area, AEN, and Housing Element sites would be evaluated upon submittal of project-specific development plans. All projects would be reviewed for conformance with state and local regulations and adherence to General Plan and TCSP policies. Thus, with implementation of the existing regulatory framework addressing solid waste disposal, the project's incremental contribution to solid waste disposal impacts would not be cumulatively considerable. (Draft PEIR, p. 7-11 through 7-12)

S. WILDFIRE

The study area for the assessment of cumulative impacts related to wildfire is the City. Development within the TCSP area, AEN, and Housing Element sites would not physically interfere with any emergency response or evacuation plans because they would not include any features that would prevent continued implementation of these plans. Additionally, applicable General Plan Safety Element policies would continue to be implemented to ensure adequate citywide emergency response and preparedness. While none of the project components are within or adjacent to VHFHSZ, the project is within the WUI and could potentially result in impacts related to wildfire. However, future development within the TCSP area, AEN, and Housing Element sites would be required to adhere to all regulatory requirements in place to minimize wildfire hazards including applicable sections of the SMC, fire and building codes, and requirements from the fire marshal that would be identified during future building permit reviews. Additionally, implementation of the City's General Plan policies support implementation of measures

that will enhance wildfire safety. Future development projects would require review by the Building Official/Fire Marshal. All impacts associated with infrastructure improvements including any required measures to address fire safety would be evaluated in their respective subsequent environmental documents for discretionary projects, as necessary. The City fire marshal may also use their authority to require additional building, planning, or landscaping requirements that provide enhanced fire protection. Development would be required to comply with applicable regulations and policies related to flooding, drainage patterns, and landslides, and thereby avoid significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Like the project, all future development in the City would be required to comply with applicable SMC and building and fire code regulations that would reduce the potential for cumulative impacts. The project's incremental contribution to impacts related to wildfire would not be cumulatively considerable. (Draft PEIR, p. 7-12 through 7-13)

SECTION VI.
**FINDINGS REGARDING SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL
CHANGES**

Sections 15126(c) and 15126.2(c) of the CEQA Guidelines, require that an EIR address any significant irreversible environmental changes that would occur should the project be implemented. Generally, a project would result in significant irreversible environmental changes if any of the following would occur:

- The project would involve a large commitment of non-renewable resources;
- The primary and secondary impacts of the project would generally commit future generations to similar uses;
- The project involves uses in which irreversible damage could result from any potential environmental accidents; or
- The proposed consumption of resources is not justified.

Implementation of the TCSP area, AEN, and Housing Element sites would result in a significant, unavoidable impact related to net Increases of criteria pollutants and VMT at the project and cumulative levels. All other significant impacts identified in Chapter 4.0, Environmental Analysis, of the EIR can be reduced to below a level of significance with implementation of the mitigation framework provided in Chapter 4.0 of this EIR.

Non-renewable Resources. The majority of the TCSP area and AEN are located within existing developed or disturbed areas; however, the Housing Element sites are located on vacant land with potentially sensitive resources present. While the potential for impacts to biological habitat and cultural resources is low, there is a potential for impacts to resources at certain sites. Biological and cultural resource impacts associated with future development would be mitigated to a level less than significant, as described in Sections 4.4 and 4.5. The potential for paleontological resources impacts to occur associated with future development at the Housing Element sites would be mitigated to less than significant (Section 4.7) with implementation of a mitigation framework that would ensure paleontological monitoring is required (where appropriate). Implementation of the project would result in less than significant impacts to water bodies (drainage and water quality) as described in Section 4.10.

As described in Section 4.2, the Farmland Mapping and Monitoring Program classifies the majority of the Rezone Sites as “Urban and Built Up Land,” “Other Land,” and “Grazing Land.” The areas classified as “Grazing Lands” are not considered a significant farmland resource under CEQA. Portions of the project area are classified as “Farmland of Local Importance;” however, there is no recent history of agricultural use at these sites. There are no lands protected by a Williamson Act Contract within the City. Additionally, there is no forestland within the City, and the City does not possess any zoning classifications for

forestland, timberland, or timberland production zones. Therefore, no impacts to agricultural and forestry resources would occur.

Although portions of the TCSP area, AEN, and Housing Element sites in the vicinity of the San Diego River are located within a Mineral Resource Zone (MRZ) 2 designated area, these areas are not zoned for mining operations and no mining operations exist within the sites. While these lands may support mineral resources, mining operations at these sites would not be feasible considering the proximity to sensitive receptors and existing established neighborhoods. Furthermore, the project area is not designated as locally important mineral resource recovery sites in the City's General Plan. Therefore, the project would not result in the loss of availability of a known mineral resource or locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan, and impacts would be less than significant.

With regard to energy resources, actions related to future development would result in an irretrievable commitment of nonrenewable resources, including energy supplies and construction materials, such as lumber, steel, and aggregate. Non-renewable energy resources (coal, natural gas, oil) would be used in construction, heating and refrigeration of food and water, transportation, lighting, and other associated energy needs.

Residential and mixed-use development anticipated within the TCSP area, AEN, and Housing Element sites, together with other projects in the City, would require the commitment or destruction of other nonrenewable and slowly renewable resources. These resources include (but are not limited to) lumber and other forested products; sand and gravel; asphalt; petrochemical construction materials; steel, copper, lead, other metals; and water. However, the amount and rate of consumption of these resources would not result in significant environmental impacts because multi-family and mixed-use development are not uses that are associated with an unnecessary, inefficient, or wasteful use of resources.

As described previously, the TCSP area, AEN, and Housing Element sites are mainly developed with existing commercial uses or located on underutilized residential sites. Development in these areas would reinvigorate underutilized areas by allowing new residential uses in close proximity to commercial services and community facilities, while preserving established residential neighborhoods. Most of the project areas are presently developed. Development on vacant parcels would, however, result in the long term commitment to urbanization because reversion back to vacant land would be difficult and highly unlikely. However, the development of mid- to high-density residential units or mixed uses would result in an efficient provision of housing and efficient land use pattern.

In summary, future construction and operation associated with implementation of the TCSP area, AEN, and Housing Element sites would result in the irretrievable commitment of limited, slowly renewable, and nonrenewable resources, which would limit the availability of these particular resource quantities for future generations or for other uses. Therefore, although irreversible environmental changes would result from future development, such changes would not be considered significant.

Secondary Impacts. The TCSP area, AEN, and Housing Element sites are accessible via major roadways (e.g., SR 52, 67, and 125, as well as numerous arterials and local streets) and are served by existing utilities, and other public services. As a result, secondary impacts are not anticipated from environmental changes resulting from the construction of new infrastructure, as discussed in Sections 4.14 and 4.18.

Environmental Accidents. The CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by an accident associated with the project. As described in Section 4.9, implementation of the proposed project would allow for the development of residential and mixed-uses (including commercial uses) that commonly store, use, and dispose of hazardous materials. Likewise, industries and businesses using hazardous materials may expand or increase to accommodate the projected population growth under buildout of the project.

Due to the nature of past and current land uses, future development/redevelopment within the City has the potential to expose people and the environment to hazards through the routine transport, use, disposal, or accidental release of hazardous materials. Businesses that are likely to store hazardous substances and petroleum products or generate waste include the following: gasoline service stations, automobile repair facilities, dry cleaning facilities, photograph developing facilities, and medical and dental facilities. While none of these uses are explicitly planned in the TCSP area, AEN, or Housing Element sites, future projects could propose these uses.

All future projects would be subject to review to ensure conformance with the Municipal Code, General Plan policies, and regulations imposed by federal, state, and local agencies. Compliance with applicable federal, state, and local hazardous materials regulations such as the Chemical Accident Prevention Provision, Emergency Planning and Community Right-to-Know Act, the Robert T. Stafford Disaster Relief and Emergency Assistance Act, the California Health and Safety Code, California Code of Regulations Title 23, the Aboveground Petroleum Storage Act, California Accidental Release Prevention Program, and the California Emergency Services Act would ensure that buildout of the Housing Element sites would not result in irreversible environmental damage related to the accidental release of hazardous materials. (Draft PEIR, pp. 5-1 through 5-3)

SECTION VII. **GROWTH-INDUCING IMPACTS**

Section 15126.2(e) of the State CEQA Guidelines requires a Draft EIR to discuss the ways the Project could foster economic or population growth or the construction of additional housing, directly or indirectly, in the surrounding environment. In accordance with State CEQA Guidelines Section 15126.2(e), a Project would be considered to have a growth-inducing effect if it would:

- Directly or indirectly foster economic or population growth, or the construction of additional housing in the surrounding environment;
- Remove obstacles to population growth (e.g., construction of an infrastructure expansion to allow for more construction in service areas);
- Tax existing community service facilities, requiring the construction of new facilities that could cause significant environmental effects; or
- Encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

In addition, CEQA Guidelines state that growth inducement must not be assumed.

Population and Housing Growth. The project would result in the expansion of the boundaries of the overall TCSP area and create updated development standards, and conceptual development plans and Objective Design Standards for Housing Element sites. Buildout of the TCSP would result in an increase of approximately 3,140 dwelling units and 2,287,189 sf of non-residential development in the TCSP area. Of that growth, 1,480 dwelling units and 1,792,103 sf of non-residential development would be within the AEN. Development at Housing Element sites 16A, 16B, 20A, and 20B would result in an increase of 1,480 dwelling units and 389,651 sf of non-residential development pursuant to the maximum densities permitted in the City's adopted 6th Cycle Housing Element and state density bonus assumptions. Non-residential development throughout the TCSP area, AEN, and Housing Element sites would generally be composed of local neighborhood-serving retail and office uses, intended to serve the residents of new and existing housing in the immediate area. The potential for new residential and non-residential development within the TCSP area would foster economic growth consistent with the City's General Plan (see EIR Section 4.13.5 for more discussion on population growth). Buildout of the TCSP would therefore be consistent with existing projections for development in the City and would not be considered growth inducing in regard to significant economic or employment growth.

Removal of an Impediment to Growth. The project does not propose the construction or expansion of new services or infrastructure to currently unserved or undeveloped areas; rather it would update the TCSP to facilitate development and supporting infrastructure consistent with the City's General Plan, including its most recently adopted Housing

Element. A vast majority of the permitted future residential and mixed-use development would occur as infill development and redevelopment within the urbanized TCSP area, which is already served by essential roads, utilities, and public services. Therefore, the project would not remove an impediment to growth.

Foster Economic or Employment Growth. Buildout of the TCSP area would result in an increase of approximately 2,287,189 sf of non-residential development in the TCSP area, including 1,792,103 sf of non-residential development within the AEN. Development at Housing Element sites 16A, 16B, 20A, and 20B would also result in an increase of 389,651 sf of non-residential development. New non-residential development would generally be composed of local neighborhood-serving retail and office uses, intended to serve the residents of existing and planned housing in the immediate area. Economic and employment growth because of the additional development would be consistent with the City's growth projections within their General Plan and would not be considered growth inducing in regard to significant economic or employment growth for the City.

Conclusion. Overall, the project would facilitate growth through updating the TCSP area and development standards, consistent with the City's General Plan, including its most recently adopted Housing Element. The project would not remove an impediment to growth; nor does it propose to develop or permit the encroachment into an isolated area adjacent to open space or foster economic and employment expansion. As discussed above, the project would accommodate projected population growth and would not be considered growth inducing because it would provide residential and non-residential capacity for projected population growth. The opportunities to provide housing would be consistent with the City's need to establish a resilient housing base for the community and to comply with state law. (Draft PEIR, pp. 6-1 through 6-2)

SECTION VIII. **ALTERNATIVES**

A. BACKGROUND

The Draft PEIR analyzed two alternatives to the project as proposed and evaluated these alternatives for their ability to avoid or reduce the project's significant environmental effects while also meeting the majority of the project's objectives. The City finds that it has considered and rejected as infeasible the alternatives identified in the EIR and described below. This section sets forth the potential alternatives to the project analyzed in the EIR and evaluates them in light of the project objectives, as required by CEQA.

Where significant impacts are identified, section 15126.6 of the State CEQA Guidelines requires EIRs to consider and discuss alternatives to the proposed actions. Subsection (a) states:

- (a) An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.

Subsection 15126.6(b) states the purpose of the alternatives analysis:

- (b) Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

In subsection 15126.6(c), the State CEQA Guidelines describe the selection process for a range of reasonable alternatives:

- (c) The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the Project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be

discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts.

The range of alternatives required is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed Project. Alternatives are limited to ones that would avoid or substantially lessen any of the significant effects of the Project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the Project.

B. PROJECT OBJECTIVES

The following objectives have been established for the Project (Draft PEIR, pp. 9-1 through 9-2):

- Allow for a unified comprehensive open space system to be an integral part of the basic design concept of the TCSP area. The river shall be an open space area for the benefit of the community;
- Provide and encourage both active and passive recreational opportunities to help meet the recreational needs of the community;
- Establish criteria for architectural designs and concepts that reinforce the sense of community identity and support high quality development. These criteria should foster uniqueness and cohesive design enhancing Santee's character;
- Use landscape design to enhance the quality of the environment, resiliency of the community, and contribute to high quality, safe, and sustainable development;
- Provide for the development of a varied, safe, efficient, and cost-effective transportation system to adequately support the mobility needs of the TCSP area with minimal negative impact on the community;
- Provide a variety of housing types and sizes with a mixture of ownership and rental housing;
- Create a variety of commercial and office/professional opportunities to provide goods, services, and employment opportunities to the region and establish the TCSP area as an activity center of the community;

- Incorporate community-serving, civic, and public uses within the TCSP area to become focal points for residents and visitors to enjoy;
- Limit new institutional uses within the TCSP area;
- Establish employment-supportive uses as part of new developments to provide job opportunities for the community and establish revenue sources within the TCSP area. These should include research and development and office/ professional types of uses; and
- Provide for housing development opportunities on Housing Element sites 16A, 16B, 20A, and 20B consistent with the City's adopted Housing Element for 2021-2029

C. ALTERNATIVES CONSIDERED BUT REJECTED FROM DETAILED ANALYSIS

Section 15126.6(c) of the State CEQA Guidelines specifies that an EIR should (1) identify alternatives that were considered by the lead agency but were eliminated from detailed consideration because they were determined to be infeasible during the scoping process; and (2) briefly explain the reasons underlying the lead agency's determination. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives; (ii) infeasibility; and/or (iii) inability to avoid significant environmental impacts.

Four alternatives were considered but rejected and are not analyzed further. Specifically, a No Project (No Build) Alternative was considered which would assume existing conditions would remain and buildout of the vacant areas subject to the adopted TCSP would not occur. This alternative was rejected because the adopted TCSP would continue to guide land use and development decisions within the TCSP area, and development would continue to be allowed within the project area per existing plans and regulation. A "no build" alternative is more commonly included in an alternatives analysis if the applicant or Lead Agency has the authority or ability to not develop a project and maintain existing conditions.

Other alternatives considered but rejected included two reduced residential alternatives. The Reduced Residential Alternative (Site 20A) considered changing the land uses of Site 20A from Residential TC-R-22 MU to Park/Open Space but was rejected as it would not implement the adopted Housing Element. Similarly, a Reduced Residential Alternative (sites 16A, 16B, 20A, and 20B) was considered to reduce the density at each of the Housing Element sites; however, this alternative was rejected as it would also not implement the adopted and certified Housing Element. Lastly, an Increased Institutional Alternative (sites 20A and 20B) was considered that would change the zoning at Housing Element Sites 20A and 20B from Residential TC-R-22 MU to Institutional at the request of the County of San Diego Department of General Services; however, this alternative would also not implement the adopted and certified Housing Element. It is important for the City to have an adopted and certified Housing Element because when a jurisdiction's Housing

Element is found to be out of compliance, its General Plan is at risk of being deemed inadequate, and therefore, invalid. Cities without a valid Housing Element may also be at risk of losing state and federal funding for certain activities.

D. EVALUATION OF ALTERNATIVES SELECTED FOR ANALYSIS

The alternatives selected for further detailed review within the EIR focus on alternatives that could the Project's significant environmental impacts, while still meeting most of the basic Project objectives. Those alternatives include:

- Alternative 1: No Project (No Rezone Program) Alternative (Draft PEIR, pp. 9-4 through 9-10)
- Alternative 2: Reduced Biological Impacts Alternative (Draft PEIR, pp. 9-10 through 9-17)
- Alternative 3: Increased Density/Transit Oriented Design Alternative (Draft PEIR, pp. 9-17 through 9-23)
- Alternative 4: No Outdoor Performance Use Alternative (Draft PEIR, pp. 9-23 through 9-30)

1. Alternative 1: No Project (No Rezone Program) Alternative

Description: Consistent with CEQA Guidelines Section 15126.6(e)(3)(A), the No Project Alternative represents the continued implementation of the TCSP land use and development standards, including the current boundaries of the overall TCSP area and existing Arts and Entertainment Overlay District (AEOD) boundary. Under the No Project Alternative, development within the current TCSP area boundaries would proceed pursuant to the adopted TCSP and 2021-2029 Housing Element and would not include updated development standards and conceptual development plans and design standards for Housing Element sites 16A, 16B, 20A, and 20B. Also, the No Project Alternative would not include the proposed roadway network upgrades and roadway connections or associated pedestrian and bicycle improvements, including the River Bridge spanning the San Diego River. Other improvements identified in the TCSP, including outdoor events in the AEN, would not be included in the TCSP as proposed under the project. (Draft PEIR, p. 9-4)

Impacts

a. Aesthetics

Under the No Project Alternative, development within the TCSP area, AEN, and Housing Element sites would be subject to the existing TCSP as well as the City's General Plan and SMC. The No Project Alternative would not result in the expansion of the TCSP area and AEN and the updated development

standards and conceptual development plans and design standards for Housing Element sites 16A, 16B, 20A, and 20B. Although the proposed TCSP development and design standards would not apply to future development in the TCSP area and AEN and conceptual designs for the Housing Element sites would not be part of the TCSP, development could proceed based on the existing TCSP. Development under the No Project Alternative would be subject to Development review consistent with SMC Chapter 13.08 to ensure consistency with General Plan policies and applicable design and development review requirements including the existing design guidelines in the adopted TCSP. The development review process would ensure that future development would not degrade scenic vistas, scenic resources, or visual quality. Compliance with SMC standards related to light and glare (Chapter 13.08.070(G)), requiring that outdoor lighting be directed away from adjacent properties and set in a way to avoid any detriment to the surrounding area and lighting standards of the Community Enhancement Element would ensure that future development would not result in impacts related to light and glare. A mitigation measure identified to address potential impacts to the Edgemoor Polo Barn near Housing Element sites 20A and 20B (MM CUL-5) would not be implemented under the No Project Alternative; however, development within Housing Element sites 20A and 20B would still be required to demonstrate compliance with the Secretary of Interior Standards for the Treatment of Historic Properties. Potentially significant aesthetics impacts under the No Project Alternative would be similar to the project as the potential for development of Housing Element sites 20A and 20B has the potential to damage views of an historic resource at the Edgemoor Polo Barn.

b. Agriculture and Forestry Resources

Under the No Project Alternative, development within the TCSP area, AEN, and Housing Element sites would be subject to the adopted TCSP as well as the City's General Plan and SMC. While the proposed development and design standards and conceptual designs for Housing Element sites 16A, 16B, 20A, and 20B would not be adopted as part of the TCSP, areas identified as Farmland of Local Importance in the TCSP area and AEN would still be developed and would similarly result in less than significant impacts as these areas are identified for development and do not contain active agricultural uses. Therefore, impacts associated with agriculture and forestry resources under the No Project Alternative would be less than significant and similar to the project.

c. Air Quality

Future development under the No Project Alternative would be subject to the development standards in the adopted TCSP, as well as the City's General Plan and SMC, and therefore would be consistent with the existing growth

projections for which RAQS are based. Development potential would be similar compared to the project since there are no increases in density or development intensity associated with the project. Construction time frames and equipment for site-specific development projects are not available at this time, and there is a potential for multiple development projects to be constructed at one time, resulting in significant construction-related emissions. While future development under this alternative would be required to implement mitigation measures documented in the City's General Plan, mitigation for air quality impacts would remain significant and unavoidable. Therefore, impacts associated with air quality under the No Project Alternative would be significant and unavoidable, similar to the project.

d. Biological Resources

Future development under the No Project Alternative would occur as guided under the adopted TCSP, as well as the City's General Plan and SMC. The No Project Alternative would not include the River Bridge or outdoor performance uses in the AEN as these details are not identified in the adopted TCSP. Although not including the River Bridge and not allowing outdoor performances in the AEN would avoid some of the potential impacts to biological resources associated with the project, development consistent with the existing TCSP could still occur within areas that support sensitive biological resources.

Future development under the No Project Alternative would be subject to implementation of mitigation measures documented in the City's General Plan for biological resources, which would reduce impacts related to sensitive species, sensitive habitats, and wetlands to a level less than significant. Applicable federal, state, and local regulations would also apply, such as the FESA, MBTA, CFG Code, and San Diego County MSCP. Not constructing the River Bridge and not allowing outdoor performance uses in the AEN under the No Project Alternative would avoid some of the potentially significant project impacts on the biological resources along the San Diego River. Therefore, impacts related to biological resources under the No Project Alternative would remain less than significant with mitigation and would have slightly less impacts compared to the project.

e. Cultural Resources

Future development under the No Project Alternative would occur pursuant to the City's adopted TCSP, as well as the City's General Plan and SMC. The No Project Alternative would not include the River Bridge, as it is not included in the adopted TCSP. Future development under this alternative would be required to implement mitigation measures documented in the City's General Plan for cultural resources. As described in Section 4.5, the

project would result in less than significant cultural resources impacts with mitigation incorporated. Both the No Project Alternative and the proposed project would similarly result in potential impacts on historic resources due to the proximity of Housing Element sites 20A and 20B to the Edgemoor Polo Barn. The No Project Alternative would not include the River Bridge which is located within an area identified for moderate potential to contain eligible buried archaeological sites, and the potential for cultural resources impacts would be slightly reduced. Therefore, impacts related to cultural resources under the No Project Alternative would be less than significant with mitigation, slightly less than the project.

f. Energy

Future development under the No Project Alternative would be subject to the City's adopted TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would not be subject to the development and design standards and conceptual designs provided in the updated TCSP. Future development under the No Project Alternative would not result in increased energy use compared to the project as no changes to land uses or zoning are proposed. Therefore, impacts associated with energy would be less than significant, similar to the project.

g. Geology and Soils

Future development under the No Project Alternative would be subject to the City's adopted TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would not be subject to the development and design standards and conceptual designs provided in the updated TCSP. The No Project Alternative would support development consistent with the existing TCSP which could be subject to potential geologic hazards. Adherence to Safety Element policies, the SMC, and the CBC would ensure that future development under this alternative would not cause substantial adverse effects associated with fault rupture, ground shaking, liquefaction, landslide, or expansive soils, and impacts would be less than significant. Similarly, adherence to applicable SMC requirements would ensure that future development under this alternative would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant. Implementation of mitigation measures documented in the City's General Plan for paleontological resources would reduce impacts related to paleontological resources to a level less than significant. Therefore, impacts related to geology and soils under the No Project Alternative would be mitigated to a level less than significant, similar to the project.

h. Greenhouse Gas Emissions

Future development under the No Project Alternative would be subject to the City's adopted TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would not be subject to the development and design standards and conceptual designs provided in the updated TCSP. Future development under the No Project Alternative would also be subject to implementation of the City's Sustainable Santee Plan (Climate Action Plan). The project would result in less than significant GHG impacts with mitigation and impacts associated with GHG under the No Project Alternative would also be less than significant with mitigation, similar to the project.

i. Hazards and Hazardous Materials

The No Project Alternative would not involve changes to land use or zoning compared to the project, and thereby would not result in changes related to exposing potential hazards and hazardous materials to more people. Future development would be required to adhere to multiple regulations related to hazardous materials handling and transport, including applicable state and local regulatory measures. Citywide General Plan Safety Element policies would also support safe handling of hazardous materials. Future development under this alternative would be required to implement mitigation measures documented in the City's General Plan for hazardous materials. Future development under this alternative located within the Gillespie Field and MCAS Miramar ALUCPs would be required to adhere to applicable City policies and regulations, as well as policies of the ALUCP. Similar to the project, future development under the No Project Alternative could be determined by the ALUC to not conform to density requirements for areas identified within ALUCPs as potentially hazardous due to the proximity to an airstrip. Because the ALUC may identify a hazard during review of development under the No Project Alternative, impacts associated with hazards and hazardous materials under the No Project Alternative may also be significant and unavoidable, similar to the project.

j. Hydrology and Water Quality

Future development under the No Project Alternative would be subject to the City's adopted TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would not be subject to the development and design standards and conceptual designs provided in the updated TCSP. Future development under the No Project Alternative would be required to adhere to all applicable water quality standards as provided in various water quality regulations and plans including all pertinent requirements of the City's Jurisdictional Runoff Management Plan, BMP Design Manual, NPDES General Construction Permit, as well as all regulations related to water quality. Both redevelopment and new development on vacant sites would be

required to comply with applicable stormwater management requirements which focus on retention and infiltration of waters on-site. Additionally, development under this alternative would be required to comply with City General Plan policies and regulations that prioritize infiltration and treatment of stormwater. Future development would also be required to implement applicable stormwater BMPs and erosion control measures to retain flows on-site and minimize the velocity of stormwater runoff. Such BMPs could include on-site drainage swales, bioretention features, use of permeable pavers in parking areas and streets, or infiltration basins which also serve as a means for pollutant removal. Development under this alternative would be required to adhere to all state and local development regulations including the SMC (Chapter 11.36), which establishes Flood Damage Prevention standards. Therefore, impacts associated with hydrology and water quality under the No Project Alternative would be less than significant, similar to the project.

k. Land Use and Planning

Future development under the No Project Alternative would be subject to the City's adopted TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would not be subject to the development and design standards and conceptual designs provided in the updated TCSP. All future development under this alternative would be subject to a site-specific review that considers consistency with all applicable plans, including the City's General Plan and the ALUCP. As discussed above for hazards, the ALUC may determine a safety concern during future review of projects under the No Project Alternative and a significant land use conflict may result. Therefore, impacts related to land use under the No Project Alternative would be significant and unavoidable, similar to the project.

l. Noise

Future development under the No Project Alternative would be subject to the adopted TCSP, as well as the City's General Plan and SMC. The No Project Alternative would not include outdoor performance uses in the AEN as this activity is not identified in the existing TCSP. Future development under the No Project Alternative would be subject to implementation of mitigation measures documented in the City's General Plan for noise, which would reduce noise impacts to less than significant. Not allowing outdoor performance uses in the AEN under the No Project Alternative would avoid potentially significant noise impacts. Therefore, impacts related to noise under the No Project Alternative would be less than significant with mitigation and have less impacts compared to the project.

m. Population and Housing

Future development under the No Project Alternative would be located in areas that are already served by infrastructure as identified in the existing TCSP, and therefore would not induce population growth. The No Project Alternative would not displace a substantial number of people or housing. Therefore, impacts associated with population and housing would be less than significant, similar to the project.

n. Public Services

Future development under the No Project Alternative would be subject to the adopted TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would not be subject to the development and design standards and conceptual designs provided in the updated TCSP. Future development under the No Project Alternative would not result in increased demand to require construction of new fire protection, police protection, school, or library facilities, since each future development would pay its fair share toward anticipated facility needs. Construction of any future public service facilities would require a separate environmental review and approval. Therefore, impacts associated with public services would be less than significant, similar to the project.

o. Recreation

Future development under the No Project Alternative would be subject to the adopted TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would not be subject to the development and design standards and conceptual designs provided in the updated TCSP. Future development under the No Project Alternative would not result in increased demand to require construction of new recreational facilities since each future development would pay its fair share toward anticipated facility needs. Construction of any future public service facilities would require a separate environmental review and approval, implementing mitigation similar as proposed for the project. Therefore, impacts associated with recreation would be less than significant, similar to the project.

p. Transportation

Future development under the No Project Alternative would occur pursuant to the City's adopted TCSP, as well as the City's General Plan and SMC. The No Project Alternative would not include the roadway improvements identified in the project as they are not included in the existing TCSP. Future development would be designed consistent with established roadway design standards, and access to the existing roadway network would be configured consistent with established roadway design standards that would allow for

emergency access. Because the No Project Alternative applies the same land use densities and intensities in the project area, including within those areas located outside TPAs, significant VMT impacts could occur. Therefore, impacts associated with transportation would be significant and unavoidable, similar to the project.

q. Tribal Cultural Resources

Future development under the No Project Alternative would occur pursuant to the City's adopted TCSP, as well as the City's General Plan and SMC. The No Project Alternative would not include the River Bridge, which is consistent with the existing TCSP. Future development under this alternative would be required to conduct tribal consultation consistent with the requirements of AB 52. The No Project Alternative would not include the River Bridge which is located within an area identified for moderate potential to contain eligible buried archaeological sites, which may also be considered tribal cultural resources. As a result, the potential for tribal cultural resources impacts would be slightly reduced and impacts related to tribal cultural resources under the No Project Alternative would be less than significant with mitigation, slightly less than the project.

r. Utilities and Service Systems

Future development under the No Project Alternative would be subject to the adopted TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would not be subject to the development and design standards and conceptual designs provided in the updated TCSP. Development under the existing General Plan would increase demand for utilities and services. Utility infrastructure improvements and relocations under the No Project Alternative would be evaluated as part of a future review for site-specific projects. Should separate utility extensions be required outside of the footprints of future site-specific projects, they would require an environmental review and compliance with regulations in existence at that time would address potential environmental impacts. The No Project Alternative would likely result in similar demand for water supply, wastewater treatment, and solid waste disposal compared to development proposed under the project. Therefore, impacts associated with utilities and service system would be less than significant with mitigation, similar to as the project.

s. Wildfire

Future development under the No Project Alternative would be subject to the adopted TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would not be subject to the development and design standards and conceptual designs provided in the updated TCSP. This

alternative does not propose any changes to the City's existing circulation network, and no land uses are proposed that would impair implementation of or physically interfere with the City's emergency response plan, evacuation routes, or conflict with any of the Multi-Jurisdictional Hazard Mitigation Plan specific hazard mitigation goals, objectives, and related actions. Additionally, future development would be required to adhere to the City's General Plan (Safety Element) policies including 4.2, 4.3, 4.4, 4.11, and 4.12 which address emergency response and emergency evacuation. Future development located within the Wildland Urban Interface would comply with applicable California Fire Code and City General Plan requirements, and include enhanced fire protection measures as detailed in the City's building and fire codes. Future development under this alternative would also be required to comply with applicable regulations and policies related to flooding, drainage patterns, and landslides. Therefore, impacts associated with wildfire under the No Project Alternative would be less than significant, similar to the project.

As described above, the No Project Alternative would result in similar impacts compared to the project, with none of the environmental resources seeing an increase in the severity of impacts. Under the No Project Alternative, updated development standards and conceptual development plans and design standards for Housing Element sites 16A, 16B, 20A, and 20B would not be adopted as part of the TCSP to guide future development within the TCSP area and future development would be required to adhere to existing state and local regulations and would be required to implement relevant mitigation measures set forth in the City's General Plan EIR. Therefore, less than significant impacts (with and without mitigation) associated with aesthetics, agricultural resources, energy, geology, and soils, GHGs, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, utilities and service systems, and wildfire would be similar under the No Project Alternative compared to the project. Impacts to biological resources and cultural resources would be slightly reduced under this alternative due to the absence of the River Bridge in and near areas of biological and cultural sensitivity. Impacts related to air quality and VMT would remain significant and unavoidable, similar to the project.

Attainment of Project Objectives: This alternative would partially meet some of the project objectives stated in Chapter 3.0, Project Description, as the adopted TCSP does provide for mobility needs, a variety of housing types and commercial and office/professional opportunities, including employment-supportive uses. However, the proposed project is a comprehensive update to the adopted TCSP that addresses the future needs of the TCSP area and would better fulfill all of the project objectives. Buildout of the No Project Alternative would not include the River Bridge which would provide recreational opportunities and would be part of the open space system to unify areas north and south of the San Diego River within the AEN. Also, the No Project Alternative would not include the roadway improvements or

conceptual designs for Housing Element sites 16A, 16B, 20A, and 20B which would improve the mobility needs of the TCSP area and would provide for improved housing development opportunities.

Finding: The City Council rejects Alternative 1: No Project Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative fails to meet many of the Project objectives; and (2) the alternative fails to avoid or reduce the Project's significant and unavoidable impacts relating to air quality, hazards, land use and planning, noise, and transportation.

2. Alternative 2: Reduced Biological Impacts Alternative

Description: The Reduced Biological Impacts Alternative represents a modified update to the TCSP to avoid some of the biological impacts identified for the project. Under this alternative the land use designations for an approximately 6-acre undeveloped area in the northeastern part of the TCSP area would be changed from Residential TC-R-14 (14 to 22 du/ac) to Floodway/Open Space. The 6-acre area is bound by Park Center Drive and Park/Open Space areas to the west, Institutional land uses to the north, and Residential land use to the south. The eastern part of the 6-acre site is bound by Cottonwood Avenue. This change would avoid impacts to 2.94 acres of biologically sensitive areas identified in the Biological Resources Technical Report (Appendix C). Also, the River Bridge over the San Diego River would not be included in the TCSP under the Reduced Biological Impacts Alternative, which would similarly avoid biologically sensitive areas in the TCSP area. The remaining aspects of the proposed TCSP, including the expansion of the TCSP area and AEN, updated development standards, proposed roadway network upgrades and roadway connections or associated pedestrian and bicycle improvements, and conceptual development plans and design standards for Housing Element sites 16A, 16B, 20A, and 20B, would remain as they are in the proposed project. While approximately 6 less acres of residential development would be available for development under the Reduced Biological Impacts Alternative, overall buildout of the TCSP area is assumed to be the same as the proposed project and as assumed in the City's 6th Housing Element because development would likely be able to shift to other portions of residentially designated land, as needed. (Draft PEIR, p. 9-10 through 9-11)

Impacts:

a. Aesthetics

Under the Reduced Biological Impacts Alternative, development within the TCSP area, AEN, and Housing Element sites would be similar to the proposed TCSP under the project, except that an area in the northeastern part of the TCSP area would be changed from Residential to Floodway/Open Space land uses and the River Bridge would not be constructed across the

San Diego River. Development under the Reduced Biological Impacts Alternative would be subject to development review consistent with SMC Chapter 13.08 to ensure consistency with General Plan policies and applicable design and development review requirements including the proposed design guidelines in the proposed update to the TCSP. The development review process would ensure that future development would not degrade scenic vistas, scenic resources, or visual quality. Compliance with SMC standards related to light and glare (Chapter 13.08.070(G)), requiring that outdoor lighting be directed away from adjacent properties and set in a way to avoid any detriment to the surrounding area and lighting standards of the Community Enhancement Element would ensure that future development would not result in impacts related to light and glare. A mitigation measure identified to address potential impacts to the Edgemoor Polo Barn near Housing Element sites 20A and 20B (MM CUL-5) would be implemented under the Reduced Biological Impacts Alternative as there would be no changes to the project near Housing Element sites 20A and 20B, which are in the southeastern part of the TCSP area and AEN. Potentially significant aesthetics impacts under the No Project Alternative would be similar to the project as the potential for development of Housing Element sites 20A and 20B has the potential to damage views of an historic resource at the Edgemoor Polo Barn.

b. Agricultural Resources

Under the Reduced Biological Impacts Alternative, development within the TCSP area, AEN, and Housing Element sites would be similar to the project, except that an area in the northeastern part of the TCSP area would be changed from Residential to Floodway/Open Space land uses and the River Bridge would not be identified across the San Diego River. Areas identified as Farmland of Local Importance in the TCSP area and AEN do not include the 6-acre site that would be changed to Floodway/Open Space and remaining areas would still be developed and similarly result in less than significant impacts. Therefore, impacts associated with agriculture and forestry resources under the Reduced Biological Impacts Alternative would be less than significant and similar to the project.

c. Air Quality

The updated TCSP under the Reduced Biological Impacts Alternative would be subject to the development standards in the updated TCSP, as well as the City's General Plan and SMC. While this alternative would reduce the amount of residential land uses at an approximately 6-acre area in the northeastern part of the TCSP area, it is not anticipated that overall residential development in the TCSP area would be decreased. As there would be no change in overall development under this alternative, the Reduced Biological Impacts Alternative would be consistent with the existing

growth projections for which regional air quality standards (RAQs) are based. Development potential would be similar compared to the project as it is expected that residential development would not decrease under this alternative. Construction time frames and equipment for site-specific development projects are not available at this time, and there is a potential for multiple development projects to be constructed at one time, resulting in significant construction-related emissions. While future development under this alternative would be required to implement air quality mitigation measures documented in the EIR, mitigation for air quality impacts would remain significant and unavoidable. Therefore, impacts associated with air quality under the Reduced Biological Impacts Alternative would be significant and unavoidable, similar to the project.

d. Biological Resources

The updated TCSP under the Reduced Biological Impacts Alternative would result in the redesignation of 6 acres of Residential land uses in the northeastern part of the TCSP area to Floodway/Open Space and would not include the proposed River Bridge. While this alternative would avoid impacts to some of the biologically sensitive areas in the TCSP area, development consistent with the updated TCSP could still occur within other areas that support sensitive biological resources.

Future development under the Reduced Biological Impacts Alternative would be subject to implementation of mitigation measures documented in this EIR for biological resources, which would reduce impacts related to sensitive species, sensitive habitats, and wetlands to a level less than significant. Applicable federal, state, and local regulations would also apply, such as the FESA, MBTA, CFG Code, and San Diego County MSCP. Not constructing housing in a 2.94-acre biologically sensitive area in the northeastern part of the TCSP area and leaving it as an undeveloped site would reduce some of the biological resources impacts associated with the project. Also, not constructing the River Bridge would avoid potentially significant project impacts on biological resources along the San Diego River. Therefore, impacts related to biological resources under the Reduced Biological Impacts Alternative would be less than significant with mitigation and would have slightly less impacts compared to the project.

e. Cultural Resources

The updated TCSP under the Reduced Biological Impacts Alternative would result in the redesignation of 6 acres of Residential land uses in the northeastern part of the TCSP area to Floodway/Open Space and would not include the proposed River Bridge. The 6-acre area that would be changed from Residential to Floodway/Open Space is not located in a culturally sensitive area; however, the River Bridge is located in a culturally sensitive

area and while this alternative would avoid some potential cultural resources impacts, development consistent with the updated TCSP could still occur in other areas that could result in cultural resources impacts.

Future development under the Reduced Biological Impacts Alternative would occur pursuant to the City's adopted TCSP, as well as the City's General Plan and SMC. Future development under this alternative would be required to implement mitigation measures documented in this EIR for cultural resources. As described in Section 4.5, the project would result in less than significant cultural resources impacts with mitigation incorporated. Both the Reduced Biological Impacts Alternative and the proposed project would similarly result in potential impacts on historic resources due to the proximity of Housing Element sites 20A and 20B to the Edgemoor Polo Barn. The Reduced Biological Impacts would not include the River Bridge which is located within an area identified for moderate potential to contain eligible buried archaeological sites, and the potential for cultural resources impacts would be slightly reduced. Therefore, impacts related to cultural resources under the Reduced Biological Impacts Alternative would be less than significant with mitigation, slightly less than the project.

f. Energy

Future development under the Reduced Biological Impacts Alternative would be subject to the updated TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would be subject to the development and design standards and conceptual designs provided in the updated TCSP. Future development under the Reduced Biological Impacts Alternative would not result in increased energy use compared to the project as no changes to overall buildout of the TCSP area are assumed. Therefore, impacts associated with energy would be less than significant, similar to the project.

g. Geology and Soils

Future development under the Reduced Biological Impacts Alternative would be subject to the City's updated development and design standards and conceptual designs provided in the updated TCSP, as well as the City's General Plan and SMC. The Reduced Biological Impacts Alternative would support development consistent with the updated TCSP which could be subject to potential geologic hazards. Adherence to Safety Element policies, the SMC, and the CBC would ensure that future development under this alternative would not cause substantial adverse effects associated with fault rupture, ground shaking, liquefaction, landslide, or expansive soils, and impacts would be less than significant. Similarly, adherence to applicable SMC requirements would ensure that future development under this alternative would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant. Implementation of mitigation

measures documented in this EIR for paleontological resources would reduce impacts related to paleontological resources to a level less than significant. Therefore, impacts related to geology and soils under the Reduced Biological Impacts Alternative would be mitigated to a level less than significant, similar to the project.

h. Greenhouse Gas Emissions

Future development under the Reduced Biological Impacts Alternative would be subject to the City's updated development and design standards and conceptual designs provided in the updated TCSP, as well as the City's General Plan and SMC. Future development under the Reduced Biological Impacts Alternative would also be subject to implementation of the City's Sustainable Santee Plan (Climate Action Plan). While residential land uses would be reduced under this alternative, buildout of the TCSP area is anticipated to be the same as the project. The project would result in less than significant GHG impacts with mitigation and impacts associated with GHG under the Reduced Biological Impacts Alternative would also be less than significant with mitigation, similar to the project.

i. Hazards and Hazardous Materials

The updated TCSP under the Reduced Biological Impacts Alternative would result in the redesignation of 6 acres of Residential land uses in the northeastern part of the TCSP area to Floodway/Open Space and would not include the proposed River Bridge. Overall buildout and development intensity is anticipated to be the same under this alternative and the proposed project. Future development would be required to adhere to multiple regulations related to hazardous materials handling and transport, including applicable state and local regulatory measures. Citywide General Plan Safety Element policies would also support safe handling of hazardous materials. Future development under this alternative would be required to implement mitigation measures documented in this EIR for hazardous materials. Future development under this alternative located within the Gillespie Field and MCAS Miramar ALUCPs would be required to adhere to applicable City policies and regulations, as well as policies of the ALUCP. Furthermore, applications for all future projects under the Reduced Biological Impacts Alternative would be reviewed and approved by the Santee Fire Department prior to issuance of a building permit. Similar to the project, future development under the Reduced Biological Impacts Alternative could be determined by the ALUC to not conform to density requirements for areas identified within ALUCPs as potentially hazardous due to the proximity to an airstrip. Because the ALUC may identify a hazard under the Reduced Biological Impacts Alternative, impacts associated with hazards and hazardous materials under the Reduced Biological Impacts Alternative may also be significant and unavoidable, similar to the project.

j. Hydrology and Water Quality

The updated TCSP under the Reduced Biological Impacts Alternative would result in the redesignation of 6 acres of Residential land uses in the northeastern part of the TCSP area to Floodway/Open Space and would not include the proposed River Bridge. Overall buildout and development intensity is anticipated to be the same under this alternative and the proposed project. Future development under the Reduced Biological Impacts Alternative would be required to adhere to all applicable water quality standards as provided in various water quality regulations and plans including all pertinent requirements of the City's Jurisdictional Runoff Management Plan, BMP Design Manual, NPDES General Construction Permit, as well as all regulations related to water quality. Both redevelopment and new development on vacant sites would be required to comply with applicable stormwater management requirements which focus on retention and infiltration of waters on-site. Additionally, development under this alternative would be required to comply with City General Plan policies and regulations that prioritize infiltration and treatment of stormwater. Future development would also be required to implement applicable stormwater BMPs and erosion control measures to retain flows on-site and minimize the velocity of stormwater runoff. Such BMPs could include on-site drainage swales, bioretention features, use of permeable pavers in parking areas and streets, or infiltration basins which also serve as a means for pollutant removal. Development under this alternative would be required to adhere to all state and local development regulations including SMC (Chapter 11.36), which establishes Flood Damage Prevention standards. Therefore, impacts associated with hydrology and water quality under the Reduced Biological Impacts Alternative would be less than significant, similar to the project.

k. Land Use and Planning

The updated TCSP under the Reduced Biological Impacts Alternative would result in the redesignation of 6 acres of Residential land uses in the northeastern part of the TCSP area to Floodway/Open Space and would not include the proposed River Bridge. Overall buildout and development intensity is anticipated to be the same under this alternative and the proposed project. Future development under the Reduced Biological Impacts Alternative would be subject to the City's updated development and design standards and conceptual designs provided in the updated TCSP, as well as the City's General Plan and SMC. All future development under this alternative would be subject to a site-specific review that considers consistency with all applicable plans, including the updated TCSP and ALUCP. The ALUC may determine a safety concern during future review of projects under the No Project Alternative and a significant land use conflict may result. Therefore, impacts related to land use under the Reduced

Biological Impacts Alternative would be significant and unavoidable, similar to the project.

I. Noise

Future development under the Reduced Biological Impacts Alternative would be subject to the updated TCSP, as well as the City's General Plan and SMC. The Reduced Biological Impacts Alternative would not include residential development in a 6 acre area in the northeastern part of the TCSP area and would also not include the River Bridge spanning the San Diego River. Future development under the Reduced Biological Impacts Alternative would be subject to implementation of mitigation measures documented in this EIR for noise, which would reduce noise impacts to less than significant. Removing residential land uses and the River Bridge under the Reduced Biological Impacts Alternative would not avoid potentially significant noise impacts associated with construction and stationary sources and outdoor performances. Therefore, impacts related to noise under the Reduced Biological Impacts Alternative would be less than significant with mitigation and have less impacts compared to the project.

m. Population and Housing

Future development under the Reduced Biological Impacts Alternative would be located in areas that are already served by infrastructure as identified in the existing TCSP, and therefore would not induce population growth. While there would be less Residential land uses in the TCSP area, buildout under this alternative would not be reduced compared to the project. The Reduced Biological Impacts Alternative would not displace a substantial number of people or housing. Therefore, impacts associated with population and housing would be less than significant, similar to the project.

n. Public Services

Future development under the Reduced Biological Impacts Alternative would not result in increased demand to require construction of new fire protection, police protection, school, or library facilities, since each future development would pay its fair share toward anticipated facility needs. Construction of any future public service facilities would require a separate environmental review and approval. Therefore, impacts associated with public services would be less than significant, similar to the project.

o. Recreation

Future development under the Reduced Biological Impacts Alternative would be located in areas that are already served by infrastructure as identified in the existing TCSP, and therefore would not result in increased demand to

require construction of new recreational facilities since each incremental housing development would pay its fair share toward anticipated facility needs. Construction of any future recreation facilities would require a separate environmental review and approval. Therefore, impacts associated with recreation would be less than significant, similar to the project.

p. Transportation

Future development under the Reduced Biological Impacts Alternative would occur pursuant to the City's updated TCSP, as well as the City's General Plan and SMC. While there would be less Residential land uses in the TCSP area, buildout under this alternative would not be reduced compared to the project and traffic levels would not change. The Reduced Biological Impacts Alternative would include the roadway improvements identified in the updated TCSP. Future development would be designed consistent with established roadway design standards, and access to the existing roadway network would be configured consistent with established roadway design standards that would allow for emergency access. Because the Reduced Biological Impacts Alternative applies the same land use densities and intensities in the majority of the project area, including within those areas located outside TPAs, significant VMT impacts could occur. Therefore, impacts associated with transportation would be significant and unavoidable, similar to the project.

q. Tribal Cultural Resources

The updated TCSP under the Reduced Biological Impacts Alternative would result in the redesignation of 6 acres of Residential land uses in the northeastern part of the TCSP area to Floodway/Open Space and would not include the proposed River Bridge. The 6-acre area that would be changed from Residential to Floodway/Open Space is not located in a culturally sensitive area; however, the River Bridge is located in a culturally sensitive area that could also be a tribal cultural resource. While this alternative would avoid some potential tribal cultural resources impacts, development consistent with the updated TCSP could still occur in other areas that could result in tribal cultural resources impacts.

Future development under the Reduced Biological Impacts Alternative would occur pursuant to the City's adopted TCSP, as well as the City's General Plan and SMC. Future development under this alternative would be required to implement mitigation measures documented in this EIR for tribal cultural resources. As described in Section 4.17, the project would result in less than significant tribal cultural resources impacts with mitigation incorporated. The Reduced Biological Impacts would not include the River Bridge which is located within an area identified for moderate potential to contain eligible buried archaeological sites, and the potential for tribal cultural resources

impacts would be slightly reduced. Therefore, impacts related to tribal cultural resources under the Reduced Biological Impacts Alternative would be less than significant with mitigation, slightly less than the project.

r. Utilities and Service Systems

Future development under the Reduced Biological Impacts Alternative would be subject to the updated TCSP land use plan and zoning, development and design standards, and conceptual designs provided in the updated TCSP. Development under this alternative, like the project, would increase demand for utilities and services. Utility infrastructure improvements and relocations under the Reduced Biological Impacts Alternative would be evaluated as part of a future review for site-specific projects. Should separate utility extensions be required outside of the footprints of future site-specific projects, they would require an environmental review and compliance with regulations in existence at that time would address potential environmental impacts. The Reduced Biological Impacts Alternative would likely result in similar demand for water supply, wastewater treatment, and solid waste disposal compared to development proposed under the project. Therefore, impacts associated with utilities and service system would be less than significant with mitigation, similar to the project.

s. Wildfire

Future development under the Reduced Biological Impacts Alternative would be subject to the updated TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would be subject to the development and design standards and conceptual designs provided in the updated TCSP. This alternative does not include land use changes that would impair implementation of or physically interfere with the City's emergency response plan, evacuation routes, or conflict with any of the Multi-Jurisdictional Hazard Mitigation Plan specific hazard mitigation goals, objectives, and related actions. Additionally, future development would be required to adhere to the City's General Plan (Safety Element) policies including 4.2, 4.3, 4.4, 4.11, and 4.12 which address emergency response and emergency evacuation. Future development under this alternative would also be required to comply with applicable regulations and policies related to flooding, drainage patterns, and landslides. Therefore, impacts associated with wildfire under the Reduced Biological Impacts Alternative would be less than significant, similar to the project.

As described above, the Reduced Biological Impacts Alternative would result in similar impacts compared to the project, with none of the environmental resources seeing an increase in the severity of impacts. Under the Reduced Biological Impacts Alternative, most of the updated TCSP under the project would be similar; however, the land use designations for an approximately 6-acre undeveloped area

in the northeastern part of the TCSP area would be changed from Residential TC-R-14 (14 to 22 du/ac) to Floodway/Open Space and the River Bridge would not be included. Therefore, less than significant impacts (with and without mitigation) associated with aesthetics, agricultural resources, energy, geology, and soils, GHGs, hydrology and water quality, population and housing, public services, recreation, utilities and service systems, and wildfire would be similar under the Reduced Biological Impacts Alternative compared to the project. Impacts to biological resources and cultural resources would be slightly reduced under this alternative due to the redesignation of 6 acres from Residential to Floodway/Open Space and the removal of the River Bridge in and near areas of biological and cultural sensitivity. Impacts related to air quality, hazards, land use and planning, noise, and transportation would remain significant and unavoidable, similar to the project.

Attainment of Project Objectives: This alternative would partially meet some of the project objectives stated in Chapter 3.0, Project Description, as this alternative does provide for mobility needs, a variety of housing types and commercial and office/professional opportunities, including employment-supportive uses. Buildout of the Reduced Biological Impacts Alternative would not include the River Bridge which would provide recreational opportunities and would be part of the open space system to unify areas north and south of the San Diego River within the AEN and would better meet the project objectives.

Finding: The City Council rejects Alternative 2: Reduced Project Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative partially meets the Project objectives; and (2) the alternative fails to avoid or reduce the Project's significant and unavoidable impacts relating to air quality, hazards, land use and planning, noise, and transportation.

3. Alternative 3: Increased Density/Transit Oriented Design Alternative

Description: The Increased Density/Transit Oriented Design Alternative represents a modified update to the TCSP to further support the City's goals to provide additional affordable housing opportunities in the City and within a TPA. Under this alternative, the Trolley Commercial land use designations near the center of the TCSP area and AEN would be revised to allow transit oriented development. Specifically, this alternative would allow residential development up to 36 du/ac consistent with the Residential TC-R-3030 (30 to 36 du/ac) land use designation in the TCSP. For the purposes of this alternatives analysis, potential increases in residential development are estimated at an additional 1,515 du in the TCSP area and AEN at a density of 34 du/ac. The remaining aspects of the proposed TCSP, including the expansion of the TCSP area and AEN, updated development standards, proposed roadway network upgrades and roadway connections or associated pedestrian and bicycle improvements, and conceptual development

plans and design standards for Housing Element sites 16A, 16B, 20A, and 20B, would remain as they are in the proposed project. (Draft PEIR, p. 9-17)

Impacts:

a. Aesthetics

Under the Increased Density/Transit Oriented Design Alternative, development within the TCSP area, AEN, and Housing Element sites would be similar to the proposed TCSP under the project, except that the Trolley Commercial land use designations near the center of the TCSP area and AEN would be revised to allow increased density, transit oriented development. Development under the Increased Density/Transit Oriented Design Alternative would be subject to development review consistent with SMC Chapter 13.08 to ensure consistency with General Plan policies and applicable design and development review requirements including the proposed design guidelines in the proposed update to the TCSP. The development review process would ensure that future development would not degrade scenic vistas, scenic resources, or visual quality. Compliance with SMC standards related to light and glare (Chapter 13.08.070(G)), requiring that outdoor lighting be directed away from adjacent properties and set in a way to avoid any detriment to the surrounding area and lighting standards of the Community Enhancement Element would ensure that future development would not result in impacts related to light and glare. This alternative does not propose changes to the Housing Element sites, and a mitigation measure identified to address potential impacts to the Edgemoor Polo Barn near Housing Element sites 20A and 20B (MM CUL-5) would be implemented under the Increased Density/Transit Oriented Design Alternative as there would be no changes to the project near Housing Element sites 20A and 20B. Potentially significant aesthetics impacts under the Increased Density/Transit Oriented Design Alternative would be similar to the project as the potential for development of Housing Element sites 20A and 20B still has the potential to damage views of an historic resource at the Edgemoor Polo Barn.

b. Agricultural Resources

Under the Increased Density/Transit Oriented Design Alternative, development within the TCSP area, AEN, and Housing Element sites would be similar to the project, except Trolley Commercial land use designations near the center of the TCSP area and AEN would be revised to allow increased density, transit oriented development. Areas identified as Farmland of Local Importance in the TCSP area and AEN would still be developed and similarly result in less than significant impacts as these areas are identified for development and do not contain active agricultural uses. Therefore, impacts associated with agriculture and forestry resources under

the Increased Density/Transit Oriented Design Alternative would be less than significant and similar to the project.

c. Air Quality

The updated TCSP under the Increased Density/Transit Oriented Design Alternative would be subject to the development standards in the updated TCSP, as well as the City's General Plan and SMC. This alternative would increase the amount of residential land uses within the Trolley Commercial land uses in the central part of the TCSP area and AEN by an additional 1,515 du. As there would be an increase in overall development under this alternative, the Increased Density/Transit Oriented Design Alternative would not be consistent with the existing growth projections for which RAQS are based. Construction time frames and equipment for site-specific development projects are not available at this time, and there is a potential for multiple development projects to be constructed at one time, resulting in significant construction-related emissions. As future development under this alternative would be required to implement mitigation measures documented in this EIR, mitigation for air quality impacts would remain significant and unavoidable. Because there would be more development under this alternative, impacts associated with air quality under the Increased Density/Transit Oriented Design Alternative would be significant and unavoidable, and greater than the project.

d. Biological Resources

The updated TCSP under the Increased Density/Transit Oriented Design Alternative would result in an increase in the amount of residential land uses within the Trolley Commercial land uses in the central part of the TCSP area and AEN by an additional 1,515 du. This alternative would not avoid impacts to biologically sensitive areas and development under the Increased Density/Transit Oriented Design Alternative still occur within areas that support sensitive biological resources.

Future development under the Increased Density/Transit Oriented Design Alternative would be subject to implementation of mitigation measures documented in this EIR for biological resources, which would reduce impacts related to sensitive species, sensitive habitats, and wetlands to a level less than significant. Applicable federal, state, and local regulations would also apply, such as the FESA, MBTA, CFG Code, and San Diego County MSCP. Adding housing in the Trolley Commercial land uses would not reduce any of the biological resources impacts associated with the project. Therefore, impacts related to biological resources under the Increased Density/Transit Oriented Design Alternative would be less than significant with mitigation and would have similar impacts compared to the project.

e. Cultural Resources

The updated TCSP under the Increased Density/Transit Oriented Design Alternative would result in an increase in the amount of residential land uses within the Trolley Commercial land uses in the central part of the TCSP area and AEN by an additional 1,515 du. This alternative would not avoid impacts to culturally sensitive areas and development under the Increased Density/Transit Oriented Design Alternative still occur within areas that support sensitive cultural resources.

Future development under the Increased Density/Transit Oriented Design Alternative would occur pursuant to the City's adopted TCSP, as well as the City's General Plan and SMC. Future development under this alternative would be required to implement mitigation measures documented in this EIR for cultural resources. As described in Section 4.5, the project would result in less than significant cultural resources impacts with mitigation incorporated. Both the Increased Density/Transit Oriented Design Alternative and the proposed project would similarly result in potential impacts on historic resources due to the proximity of Housing Element sites 20A and 20B to the Edgemoor Polo Barn. Therefore, impacts related to cultural resources under the Increased Density/Transit Oriented Design Alternative would be less than significant with mitigation, similar to the project.

f. Energy

Future development under the Increased Density/Transit Oriented Design Alternative would be subject to the updated TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would be subject to the development and design standards and conceptual designs provided in the updated TCSP. Future development under the Increased Density/Transit Oriented Design Alternative would result in some increased energy use compared to the project as overall buildout of the TCSP area would increase by 1,515 du; however, the increase in development would occur near transit and urban uses and would not conflict with energy plans or result in wasteful or inefficient energy use. Impacts associated with energy would be less than significant, similar to the project.

g. Geology and Soils

Future development under the Increased Density/Transit Oriented Design Alternative would be subject to the City's updated development and design standards and conceptual designs provided in the updated TCSP, as well as the City's General Plan and SMC. The Increased Density/Transit Oriented Design Alternative would support development consistent with the updated TCSP which could be subject to potential geologic hazards. Adherence to

Safety Element policies, the SMC, and the CBC would ensure that future development under this alternative would not cause substantial adverse effects associated with fault rupture, ground shaking, liquefaction, landslide, or expansive soils, and impacts would be less than significant. Similarly, adherence to applicable SMC requirements would ensure that future development under this alternative would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant. Implementation of mitigation measures documented in this EIR for paleontological resources would reduce impacts related to paleontological resources to a level less than significant. Therefore, impacts related to geology and soils under the Increased Density/Transit Oriented Design Alternative would be mitigated to a level less than significant, similar to the project.

h. Greenhouse Gas Emissions

Future development under the Increased Density/Transit Oriented Design Alternative would be subject to the City's updated development and design standards and conceptual designs provided in the updated TCSP, as well as the City's General Plan and SMC. Future development under the Increased Density/Transit Oriented Design Alternative would also be subject to implementation of the City's Sustainable Santee Plan (Climate Action Plan). Transit-oriented residential land uses would be increased under this alternative and buildout of the TCSP area is anticipated to include 1,515 du more than the project. The project would result in less than significant GHG impacts with mitigation and impacts associated with GHG under the Increased Density/Transit Oriented Design Alternative would also be less than significant with mitigation, and similar to the project.

i. Hazards and Hazardous Materials

The updated TCSP under the Increased Density/Transit Oriented Design Alternative would include an anticipated 1,515 additional du in the Trolley Commercial land uses in the central part of the TCSP area and AEN. Future development would be required to adhere to multiple regulations related to hazardous materials handling and transport, including applicable state and local regulatory measures. Citywide General Plan Safety Element policies would also support safe handling of hazardous materials. Future development under this alternative would be required to implement mitigation measures documented in this EIR for hazardous materials. Future development under this alternative located within the Gillespie Field and MCAS Miramar ALUCPs could increase the potential for land use compatibility issues related to aircraft overflight hazards and like the proposed project, developments allowed under this alternative would be required to adhere to applicable City policies and regulations, as well as policies of the ALUCP and FAA and may result in similar safety conflicts

during ALUC review. Therefore, impacts associated with hazards and hazardous materials under the Increased Density/Transit Oriented Design Alternative would be significant and unavoidable, similar to the project.

j. Hydrology and Water Quality

The updated TCSP under the Increased Density/Transit Oriented Design Alternative would result in the addition of residential development within the Trolley Commercial land uses in the central part of the TCSP area and AEN. Overall buildout and development intensity is anticipated to increase by 1,515 du compared to the proposed project. Future development under the Increased Density/Transit Oriented Design Alternative would be required to adhere to all applicable water quality standards as provided in various water quality regulations and plans including all pertinent requirements of the City's Jurisdictional Runoff Management Plan, BMP Design Manual, NPDES General Construction Permit, as well as all regulations related to water quality. Both redevelopment and new development on vacant sites would be required to comply with applicable stormwater management requirements which focus on retention and infiltration of waters on-site. Additionally, development under this alternative would be required to comply with City General Plan policies and regulations that prioritize infiltration and treatment of stormwater. Future development would also be required to implement applicable stormwater BMPs and erosion control measures to retain flows on-site and minimize the velocity of stormwater runoff. Such BMPs could include on-site drainage swales, bioretention features, use of permeable pavers in parking areas and streets, or infiltration basins which also serve as a means for pollutant removal. Development under this alternative would be required to adhere to all state and local development regulations including the SMC (Chapter 11.36), which establishes Flood Damage Prevention standards. Therefore, impacts associated with hydrology and water quality under the Increased Density/Transit Oriented Design Alternative would be less than significant, similar to the project.

k. Land Use and Planning

The updated TCSP under the Increased Density/Transit Oriented Design Alternative would result in allowing residential development in the Trolley Commercial land use with a zoning designation of Residential TC-R-3030 (30 to 36 du/ac). This alternative is estimated to result in an additional 1,515 du in the TCSP area and AEN compared to the project which would not allow residential in the Trolley Commercial land use. Future development under the Increased Density/Transit Oriented Design Alternative would be subject to the City's updated development and design standards and conceptual designs provided in the updated TCSP, as well as the City's General Plan and SMC. All future development under this alternative would be subject to a site-specific review that considers consistency with all applicable plans,

including the updated TCSP and ALUCP. The ALUC may determine a safety concern during future review of projects under the Increased Density/Transit Oriented Design Alternative and a significant land use conflict may result. Therefore, impacts related to land use under the Increased Density/Transit Oriented Design Alternative would be less than significant, similar to the project.

I. Noise

Future development under the Increased Density/Transit Oriented Design Alternative would be subject to the updated TCSP, as well as the City's General Plan and SMC. This alternative is estimated to result in an additional 1,515 du in the TCSP area and AEN compared to the project, which would not allow residential in the Trolley Commercial land use. Future development under the Increased Density/Transit Oriented Design Alternative would be subject to implementation of mitigation measures documented in this EIR for noise, which would reduce noise impacts to less than significant. Allowing residential development in the Trolley Commercial land use under the Increased Density/Transit Oriented Design Alternative would not increase noise; however, it would also not avoid potentially significant noise impacts associated with construction and stationary sources and outdoor performances. Therefore, impacts related to noise under the Increased Density/Transit Oriented Design Alternative would be significant and unavoidable and have similar impacts compared to the project.

m. Population and Housing

Future development under the Increased Density/Transit Oriented Design Alternative would be located in areas that are already served by infrastructure as identified in the existing TCSP, and therefore would not induce population growth. While there would be increased residential development in the TCSP area, the Increased Density/Transit Oriented Design Alternative would not displace a substantial number of people or housing as the Trolley Commercial area does not include residential development under existing conditions. Therefore, impacts associated with population and housing would be less than significant, similar to the project.

n. Public Services

Future development under the Increased Density/Transit Oriented Design Alternative would not result in increased demand to require construction of new fire protection, police protection, school, or library facilities, since each future development would pay its fair share toward anticipated facility needs. Construction of any future public service facilities would require a separate environmental review and approval. Therefore, impacts associated with public services would be less than significant, similar to the project.

o. Recreation

Future development under the Increased Density/Transit Oriented Design Alternative would be located in areas that are already served by infrastructure as identified in the existing TCSP, and therefore would not result in increased demand to require construction of new recreational facilities since each incremental housing development would pay its fair share toward anticipated facility needs. Construction of any future recreation facilities would require a separate environmental review and approval. Therefore, impacts associated with recreation would be less than significant, similar to the project.

p. Transportation

Future development under the Increased Density/Transit Oriented Design Alternative would occur pursuant to the City's updated TCSP, as well as the City's General Plan and SMC. While there would be more residential development in the TCSP area, the additional development is located near transit and would be within a TPA. The Increased Density/Transit Oriented Design Alternative would include the roadway improvements identified in the updated TCSP. Future development would be designed consistent with established roadway design standards, and access to the existing roadway network would be configured consistent with established roadway design standards that would allow for emergency access. Although the Increased Density/Transit Oriented Design Alternative would provide more transit oriented development opportunities in TPAs located within the TCSP, this alternative applies the same land use densities and intensities in the majority of the project area, including within those in areas outside of TPAs, resulting in a similar potential for VMT impacts to occur. Therefore, impacts associated with transportation under the Increased Density/Transit Oriented Design Alternative would be significant and unavoidable, similar to the project.

q. Tribal Cultural Resources

The Increased Density/Transit Oriented Design Alternative would result in additional residential development in the Trolley Commercial land use designation in the southern part of the TCSP area and AEN. The Trolley Commercial land use is in a culturally sensitive area that could also be a tribal cultural resource. Development consistent with the updated TCSP could still occur in other culturally sensitive areas that could result in tribal cultural resources impacts. Future development under this alternative would be required to implement mitigation measures documented in this EIR for tribal cultural resources. As described in Section 4.17, the project would result in less than significant tribal cultural resources impacts with mitigation incorporated. Therefore, impacts related to tribal cultural resources under

the Increased Density/Transit Oriented Design Alternative would be less than significant with mitigation, similar to the project.

r. Utilities and Service Systems

Future development under the Increased Density/Transit Oriented Design Alternative would be subject to the updated TCSP land use plan and zoning, development and design standards, and conceptual designs provided in the updated TCSP. Development under this alternative would involve 1,515 du more than the project and would result in some increase demand for utilities and services. Utility infrastructure improvements and relocations under the Increased Density/Transit Oriented Design Alternative would be evaluated as part of a future review for site-specific projects. Should separate utility extensions be required outside of the footprints of future site-specific projects, they would require an environmental review and compliance with regulations in existence at that time would address potential environmental impacts. The Increased Density/Transit Oriented Design Alternative would likely result in some increase in demand for water supply, wastewater treatment, and solid waste disposal compared to development proposed under the project. Therefore, impacts associated with utilities and service system would be less than significant with mitigation, greater than the project.

s. Wildfire

Future development under the Increased Density/Transit Oriented Design Alternative would be subject to the updated TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would be subject to the development and design standards and conceptual designs provided in the updated TCSP. This alternative does not include land use changes that would impair implementation of or physically interfere with the City's emergency response plan, evacuation routes, or conflict with any of the Multi-Jurisdictional Hazard Mitigation Plan specific hazard mitigation goals, objectives, and related actions. Additionally, future development would be required to adhere to the City's General Plan (Safety Element) policies including 4.2, 4.3, 4.4, 4.11, and 4.12 which address emergency response and emergency evacuation. Future development located within the Wildland Urban Interface would comply with applicable California Fire Code and City General Plan requirements and include enhanced fire protection measures as detailed in the City's building and fire codes. Future development under this alternative would also be required to comply with applicable regulations and policies related to flooding, drainage patterns, and landslides. Therefore, impacts associated with wildfire under the Increased Density/Transit Oriented Design Alternative would be less than significant, similar to the project.

As described above, the Increased Density/Transit Oriented Design Alternative would result in similar impacts compared to the project, with a slight increase in the severity of impacts for air quality, GHGs, and utilities and service systems. Under the Increased Density/Transit Oriented Design Alternative, most of the updated TCSP under the project would be the same; however, the Trolley Commercial land use areas in the central part of the TCSP area and AEN would include residential development estimated to include 1,515 du. Therefore, less than significant impacts (with and without mitigation) associated with aesthetics, agricultural resources, biological resources, cultural resources, energy, geology and soils, hydrology and water quality, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire would be similar under the Increased Density/Transit Oriented Design Alternative compared to the project.

Attainment of Project Objectives: This alternative would partially meet some of the project objectives stated in Chapter 3.0, Project Description, as this alternative does provide for mobility needs, a variety of housing types and commercial and office/professional opportunities, including employment-supportive uses. However, this alternative would not substantially avoid or reduce the project's environmental impacts.

Finding: The City Council rejects Alternative 3: Increased Density Project Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative only partially meets the Project objectives; and (2) the alternative fails to avoid or reduce the Project's significant and unavoidable impacts relating to air quality, hazards, land use and planning, noise and transportation.

4. No Outdoor Performance Use Alternative

Description: The No Outdoor Performance Use Alternative represents a modified update to the TCSP to avoid some of the noise impacts identified for the project. Under this alternative outdoor performance uses would not be allowed within the Commercial Entertainment areas of the TCSP, north of the Town Center Transit Station, and would avoid an operational noise impact associated with outdoor gatherings of people for artistic, cinematic, theatrical, musical, sporting events, cultural, education or civic purposes. The remaining aspects of the proposed TCSP, including the expansion of the TCSP area and AEN, updated development standards, proposed roadway network upgrades and roadway connections or associated pedestrian and bicycle improvements, and conceptual development plans and design standards for Housing Element sites 16A, 16B, 20A, and 20B, would remain as they are in the proposed project. (Draft PEIR, p. 9-24

Impacts:

a. Aesthetics

Under the No Outdoor Performance Use Alternative, development within the TCSP area, AEN, and Housing Element sites would be similar to the proposed TCSP under the project, except that outdoor performance uses would not be allowed within the Commercial Entertainment areas of the TCSP, north of the Town Center Transit Station. All other requirements related to aesthetics as discussed throughout this section for the other alternatives would apply to this alternative, and a mitigation measure identified to address potential impacts to the Edgemoor Polo Barn near Housing Element sites 20A and 20B (MM CUL-5) would be implemented under the No Outdoor Performance Use Alternative as there would be no changes to the project near Housing Element sites 20A and 20B. Potentially significant aesthetics impacts under the No Outdoor Performance Use Alternative would be similar to the project as the potential for development of Housing Element sites 20A and 20B has the potential to damage views of an historic resource at the Edgemoor Polo Barn.

b. Agricultural Resources

Under the No Outdoor Performance Use Alternative, development within the TCSP area, AEN, and Housing Element sites would be similar to the proposed TCSP under the project, except that outdoor performance uses would not be allowed within the Commercial Entertainment areas of the TCSP, north of the Town Center Transit Station. Areas identified as Farmland of Local Importance in the TCSP area and AEN would still be developed and similarly result in less than significant impacts as these areas are identified for development and do not contain active agricultural uses. Therefore, impacts associated with agriculture and forestry resources under the No Outdoor Performance Use Alternative would be less than significant and similar to the project.

c. Air Quality

The updated TCSP under the No Outdoor Performance Use Alternative would be subject to the development standards in the updated TCSP, as well as the City's General Plan and SMC. As there would be no change in overall development under this alternative, the No Outdoor Performance Use Alternative would be consistent with the existing growth projections for which RAQS are based. Development potential would be similar compared to the project. Construction time frames and equipment for site-specific development projects are not available at this time, and there is a potential for multiple development projects to be constructed at one time, resulting in significant construction-related emissions. While future development under

this alternative would be required to implement air quality mitigation measures documented in the EIR, mitigation for air quality impacts would remain significant and unavoidable. Therefore, impacts associated with air quality under the No Outdoor Performance Use Alternative would be significant and unavoidable, similar to the project.

d. Biological Resources

Under the No Outdoor Performance Use Alternative, development within the TCSP area, AEN, and Housing Element sites would be similar to the proposed TCSP under the project, except that outdoor performance uses would not be allowed within the Commercial Entertainment areas of the TCSP, north of the Town Center Transit Station.

Future development under the No Outdoor Performance Use Alternative would be subject to implementation of mitigation measures documented in this EIR for biological resources, which would reduce impacts related to sensitive species, sensitive habitats, and wetlands to a level less than significant. Applicable federal, state, and local regulations would also apply, such as the FESA, MBTA, CFG Code, and San Diego County MSCP. Restricting outdoor performance use would reduce noise levels in the TCSP area and would reduce the potential for noise to result in biological resources impacts associated with outdoor performances. Therefore, impacts related to biological resources under the No Outdoor Performance Use Alternative would be less than significant with mitigation and would have less impacts compared to the project.

e. Cultural Resources

The updated TCSP under the No Outdoor Performance Use Alternative would result in not allowing outdoor performance uses within the Commercial Entertainment areas of the TCSP, north of the Town Center Transit Station. This alternative would not avoid impacts to culturally sensitive areas and development under the Increased Density/Transit Oriented Design Alternative still occur within areas that support sensitive cultural resources.

Future development under the No Outdoor Performance Use Alternative would occur pursuant to the City's adopted TCSP, as well as the City's General Plan and SMC. Future development under this alternative would be required to implement mitigation measures documented in this EIR for cultural resources. As described in Section 4.5, the project would result in less than significant cultural resources impacts with mitigation incorporated. Both the No Outdoor Performance Use Alternative and the proposed project would similarly result in potential impacts on historic resources due to the proximity of Housing Element sites 20A and 20B to the Edgemoor Polo Barn. Therefore, impacts related to cultural resources under the No Outdoor

Performance Use Alternative would be less than significant with mitigation, similar to the project.

f. Energy

Future development under the No Outdoor Performance Use Alternative would be subject to the updated TCSP land use plan and zoning, as well as the City's General Plan and SMC, and would be subject to the development and design standards and conceptual designs provided in the updated TCSP. Future development under the No Outdoor Performance Use Alternative would not result in increased energy use compared to the project as overall buildout of the TCSP area would remain and would not conflict with energy plans or result in wasteful or inefficient energy use. Impacts associated with energy would be less than significant, similar to the project.

g. Geology and Soils

Future development under the No Outdoor Performance Use Alternative would be subject to the City's updated development and design standards and conceptual designs provided in the updated TCSP, as well as the City's General Plan and SMC. The No Outdoor Performance Use Alternative would support development consistent with the updated TCSP which could be subject to potential geologic hazards. Adherence to Safety Element policies, the SMC, and the CBC would ensure that future development under this alternative would not cause substantial adverse effects associated with fault rupture, ground shaking, liquefaction, landslide, or expansive soils, and impacts would be less than significant. Similarly, adherence to applicable SMC requirements would ensure that future development under this alternative would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant. Implementation of mitigation measures documented in this EIR for paleontological resources would reduce impacts related to paleontological resources to a level less than significant. Therefore, impacts related to geology and soils under the No Outdoor Performance Use Alternative would be mitigated to a level less than significant, similar to the project.

h. Greenhouse Gas Emissions

Future development under the No Outdoor Performance Use Alternative would result in a similar level and type of development throughout the TCSP, except outdoor performances would not be allowed within the Commercial Entertainment areas of the TCSP. Like the proposed project, development would be subject to the City's updated development and design standards and conceptual designs provided in the updated TCSP, as well as the City's General Plan and SMC. Future development under the No Outdoor Performance Use Alternative would also be subject to implementation of the

City's Sustainable Santee Plan (Climate Action Plan). The project would result in less than significant GHG impacts with mitigation and impacts associated with GHG under the No Outdoor Performance Use Alternative would also be less than significant with mitigation, similar to the project.

i. Hazards and Hazardous Materials

The updated TCSP under the No Outdoor Performance Use Alternative would result in not allowing outdoor performance uses within the Commercial Entertainment areas of the TCSP, north of the Town Center Transit Station. Like the proposed project, all other future development would be required to adhere to multiple regulations related to hazardous materials handling and transport, including applicable state and local regulatory measures. Citywide General Plan Safety Element policies would also support safe handling of hazardous materials. Future development under this alternative would be required to implement mitigation measures documented in this EIR for hazardous materials. Future development under this alternative located within the Gillespie Field and MCAS Miramar ALUCPs would be required to adhere to applicable City policies and regulations, as well as policies of the ALUCP. Furthermore, applications for all future projects under the No Outdoor Performance Use Alternative would be reviewed and approved by the Santee Fire Department prior to issuance of a building permit. Therefore, impacts associated with hazards and hazardous materials under the No Outdoor Performance Use Alternative would be mitigated to a level less than significant, similar to the project.

j. Hydrology and Water Quality

The updated TCSP under the No Outdoor Performance Use Alternative would result in not allowing outdoor performance uses within the Commercial Entertainment areas of the TCSP, north of the Town Center Transit Station. Overall buildout and development intensity is anticipated to be the same as the proposed project. Future development under the No Outdoor Performance Use Alternative would be required to adhere to all applicable water quality standards as provided in various water quality regulations and plans including all pertinent requirements of the City's Jurisdictional Runoff Management Plan, BMP Design Manual, NPDES General Construction Permit, as well as all regulations related to water quality. Both redevelopment and new development on vacant sites would be required to comply with applicable stormwater management requirements which focus on retention and infiltration of waters on-site. Additionally, development under this alternative would be required to comply with City General Plan policies and regulations that prioritize infiltration and treatment of stormwater. Future development would also be required to implement applicable stormwater BMPs and erosion control measures to retain flows on-site and minimize the velocity of stormwater runoff. Such BMPs could include on-site drainage

swales, bioretention features, use of permeable pavers in parking areas and streets, or infiltration basins which also serve as a means for pollutant removal. Development under this alternative would be required to adhere to all state and local development regulations including SMC (Chapter 11.36), which establishes Flood Damage Prevention standards. Therefore, impacts associated with hydrology and water quality under the No Outdoor Performance Use Alternative would be less than significant, similar to the project.

k. Land Use and Planning

The updated TCSP under the No Outdoor Performance Use Alternative would result in the prohibition of outdoor performance uses in the TCSP area and AEN. Overall buildout and development intensity is anticipated to be the same under this alternative and the proposed project. Future development under the No Outdoor Performance Use Alternative would be subject to the City's updated development and design standards and conceptual designs provided in the updated TCSP, as well as the City's General Plan and SMC. All future development under this alternative would be subject to a site-specific review that considers consistency with all applicable plans, including the updated TCSP and ALUCP. The ALUC may determine a safety concern during future review of projects under the No Outdoor Performance Use Alternative and a significant land use conflict may result. Therefore, impacts related to land use under the No Outdoor Performance Use Alternative would be significant and unavoidable, similar to the project..

l. Noise

The updated TCSP under the No Outdoor Performance Use Alternative would not allow outdoor performance uses within the Commercial Entertainment areas of the TCSP, north of the Town Center Transit Station. Future development under the No Outdoor Performance Use Alternative would be subject to the updated TCSP, as well as the City's General Plan and SMC. Future development under the No Outdoor Performance Use Alternative would be subject to implementation of mitigation measures documented in this EIR for noise, which would reduce noise impacts related to less than significant. Restricting outdoor performance uses under the No Outdoor Performance Use Alternative would avoid potentially significant noise impacts associated with outdoor performances (NOI-3). Other noise impacts under the project would remain under this alternative. Therefore, impacts related to noise under the No Outdoor Performance Use Alternative would be less than significant with mitigation and have reduced impacts compared to the project.

m. Population and Housing

Future development under the No Outdoor Performance Use Alternative would be located in areas that are already served by infrastructure as identified in the existing TCSP, and therefore would not induce population growth. Buildout under this alternative would not be reduced compared to the project. The No Outdoor Performance Use Alternative would not displace a substantial number of people or housing. Therefore, impacts associated with population and housing would be less than significant, similar to the project.

n. Public Services

Future development under the No Outdoor Performance Use Alternative would not result in increased demand to require construction of new fire protection, police protection, school, or library facilities, since each future development would pay its fair share toward anticipated facility needs. Construction of any future public service facilities would require a separate environmental review and approval. Therefore, impacts associated with public services would be less than significant, similar to the project.

o. Recreation

Future development under the No Outdoor Performance Use Alternative would be located in areas that are already served by infrastructure as identified in the existing TCSP, and therefore would not result in increased demand to require construction of new recreational facilities since each incremental housing development would pay its fair share toward anticipated facility needs. Construction of any future recreation facilities would require a separate environmental review and approval. Therefore, impacts associated with recreation would be less than significant, similar to the project.

p. Transportation

Future development under the No Outdoor Performance Use Alternative would occur pursuant to the City's updated TCSP, as well as the City's General Plan and SMC. While there would be outdoor performance uses, buildout under this alternative would not be reduced compared to the project and traffic levels would not change. The No Outdoor Performance Use Alternative would include the roadway improvements identified in the updated TCSP. Future development would be designed consistent with established roadway design standards, and access to the existing roadway network would be configured consistent with established roadway design standards that would allow for emergency access. Because the No Outdoor Performance Use Alternative applies the same land use densities and intensities in the majority of the project area, including within those areas

located outside of TPAs, significant VMT impacts could occur. Therefore, impacts associated with transportation would be significant and unavoidable, similar to the project.

q. Tribal Cultural Resources

The updated TCSP under the No Outdoor Performance Use Alternative would result in not allowing outdoor performance uses within the Commercial Entertainment areas of the TCSP, north of the Town Center Transit Station. Future development under the No Outdoor Performance Use Alternative would occur pursuant to the City's adopted TCSP, as well as the City's General Plan and SMC. Future development under this alternative would be required to implement mitigation measures documented in this EIR for tribal cultural resources. As described in Section 4.17, the project would result in less than significant tribal cultural resources impacts with mitigation incorporated. The No Outdoor Performance Use Alternative would not include the River Bridge which is located within an area identified for moderate potential to contain eligible buried archaeological sites, and the potential for tribal cultural resources impacts would be slightly reduced. Therefore, impacts related to tribal cultural resources under the No Outdoor Performance Use Alternative would be less than significant with mitigation, similar to the project.

r. Utilities and Service Systems

Future development under the No Outdoor Performance Use Alternative would be subject to the updated TCSP land use plan and zoning, development and design standards, and conceptual designs provided in the updated TCSP. Development under this alternative, like the project, would increase demand for utilities and services. Utility infrastructure improvements and relocations under the No Outdoor Performance Use Alternative would be evaluated as part of a future review for site-specific projects. Should separate utility extensions be required outside of the footprints of future site-specific projects, they would require an environmental review and compliance with regulations in existence at that time would address potential environmental impacts. The No Outdoor Performance Use Alternative would likely result in similar demand for water supply, wastewater treatment, and solid waste disposal compared to development proposed under the project. Therefore, impacts associated with utilities and service system would be less than significant with mitigation, similar to the project.

s. Wildfire

Future development under the No Outdoor Performance Use Alternative would be subject to the updated TCSP land use plan and zoning, as well as

the City's General Plan and SMC, and would be subject to the development and design standards and conceptual designs provided in the updated TCSP. This alternative does not include land use changes that would impair implementation of or physically interfere with the City's emergency response plan, evacuation routes, or conflict with any of the Multi-Jurisdictional Hazard Mitigation Plan specific hazard mitigation goals, objectives, and related actions. Additionally, future development would be required to adhere to the City's General Plan (Safety Element) policies including 4.2, 4.3, 4.4, 4.11, and 4.12 which address emergency response and emergency evacuation. Future development located within the Wildland Urban Interface would comply with applicable California Fire Code and City General Plan requirements and include enhanced fire protection measures as detailed in the City's building and fire codes. Future development under this alternative would also be required to comply with applicable regulations and policies related to flooding, drainage patterns, and landslides. Therefore, impacts associated with wildfire under the No Outdoor Performance Use Alternative would be less than significant, similar to the project.

As described above, the No Outdoor Performance Use Alternative would result in similar impacts compared to the project, with none of the environmental resources seeing an increase in the severity of impacts. Under the No Outdoor Performance Use Alternative, most of the updated TCSP under the project would be similar; however, the updated TCSP would not allow outdoor performance uses within the Commercial Entertainment areas of the TCSP, north of the Town Center Transit Station. Therefore, less than significant impacts (with and without mitigation) associated with aesthetics, agricultural resources, air quality, cultural resources, energy, geology, and soils, GHGs, hydrology population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire would be similar under the No Outdoor Performance Use Alternative compared to the project. Impacts to biological resources would be slightly reduced under this alternative due to the elimination of outdoor performance uses near areas of biological sensitivity and a noise impact associated with outdoor performances would be avoided. Impacts related to air quality, hazards and hazardous materials, land use and planning, noise, and transportation would remain significant and unavoidable, similar to the project.

Attainment of Project Objectives: This alternative would partially meet some of the project objectives stated in Chapter 3.0 as this alternative does provide for mobility needs, a variety of housing types and commercial and office/professional opportunities, including employment-supportive uses. This alternative would not fully meet the project objectives to create a variety of commercial services to establish the TCSP area as an activity center of the community and to create community-serving public and civic uses within the TCSP as it would reduce opportunities to provide outdoor activities.

Finding: The City Council rejects Alternative 4: No Outdoor Performance Use

Alternative, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative only partially meets the Project objectives; and (2) the alternative fails to avoid or reduce the Project's significant and unavoidable impacts relating to air quality, hazards, land use and planning, noise and transportation.

E. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA Guidelines Section 15126.6(e)(2) requires an EIR to identify the environmentally superior alternative. If the No Project Alternative is the environmentally superior alternative, the EIR must identify an environmentally superior alternative from the other alternatives. The project itself may not be identified as the environmentally superior alternative. The No Outdoor Performance Use Alternative would be the environmentally superior alternative because it would incrementally reduce significant impacts associated with biological resources and would avoid a noise impact compared to the project. Although this alternative would provide less flexibility for potential outdoor uses, the No Outdoor Performance Use Alternative would ultimately result in development of the same amount of residential and non-residential development as the project as no other aspects of the TCSP would be altered. The No Outdoor Performance Use would meet most project objectives; however, it might not as fully meet the project objective to allow for community-serving, civic, and public uses within the TCSP area to become focal points for residents and visitors to enjoy. (Draft PEIR, p. 9-31)

SECTION IX.
ADOPTION OF STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to State CEQA Guidelines Section 15093(a), the City Council must balance, as applicable, the economic, legal, social, technological, or other benefits of the Project against its unavoidable environmental risks in determining whether to approve the project. If the specific benefits of the project outweigh the unavoidable adverse environmental effects, those environmental effects may be considered acceptable.

Having reduced the adverse significant environmental effects of the Project to the extent feasible by adopting the mitigation measures; having considered the entire administrative record on the project; the City Council has weighed the benefits of the Project against its unavoidable adverse CEQA impacts after mitigation in regards to air quality, land use compatibility, airport hazards and transportation/traffic. While recognizing that the unavoidable adverse impacts are significant under CEQA thresholds, the City Council nonetheless finds that the unavoidable adverse impacts that will result from the Project are acceptable and outweighed by specific social, economic, and other benefits of the Project.

In making this determination, the factors and public benefits specified below were considered. Any one of these reasons is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the City Council would be able to stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this section, and in the documents found in the Records of Proceeding.

The City Council therefore finds that for each of the significant impacts which are subject to a finding under CEQA Section 21081(a)(3), that each of the following social, economic, and environmental benefits of the Project, independent of the other benefits, outweigh the potential significant unavoidable adverse impacts and render acceptable each and every one of these unavoidable adverse environmental impacts:

- A.** Establish standards that encourage new development and redevelopment of the TCSP area as an active town center with integrated, well-designed and interconnected commercial, residential, public and civic uses.
- B.** Implement Program 9 of the 6th Cycle 2021-2029 Housing Element to provide for the opportunity for future residential development on various sites throughout the City as identified by the Sites Inventory, with a density range of 30 to 36 dwelling units per acre (du/ac) on selected sites.
- C.** Increase the City of Santee's (City) overall housing capacity and capability to accommodate housing as required per the adopted Housing Element for the 2021-2029 housing cycle.

- D.** Enforce objective design standards that facilitate the development of affordable housing, encourage distinct neighborhoods, provide enhanced connections between homes, activity centers, shopping, and open space opportunities, and ensure quality development occurs that is sensitive to the existing environment and surrounding uses.

4.0 Mitigation Monitoring and Reporting Program

4.1 Introduction

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for use in ensuring the implementation of the required mitigation for the Santee Town Center Specific Plan (project). The MMRP has been prepared in compliance with State law and the Santee Town Center Specific Plan Final Environmental Impact Report (EIR) (State Clearinghouse No. 2023090032).

The California Environmental Quality Act (CEQA) requires the adoption of a reporting or monitoring program for the measures that are placed on a project to mitigate or avoid adverse effects on the environment (California Public Resources Code, Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation. The monitoring program generally contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify the implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This MMRP includes mitigation measures outlined in the Final EIR.

4.2 Mitigation Monitoring and Responsibilities

As the Lead Agency, the City of Santee (City) is responsible for ensuring full compliance with the mitigation measures adopted for the project. The City will monitor and report on all mitigation activities.

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Aesthetics			
Scenic Vistas	CUL-5: Avoidance is the preferred measure to mitigate adverse effects to the Edgemoor Polo Barn. Future plans must design around the Polo Barn consistent with the TCSP "Historic Site Adjacency" Objective Design Standard. If avoidance is not possible, the preferred alternative is to preserve the Polo Barn by moving it to another location in accordance with mitigation measures previously published by Bull and Price, as referenced in the Cultural Resources Report (HELIX 2024b; Appendix D).	Prior to the issuance of any permit for future development on Site 20A.	City of Santee
Visual Character or Quality	Refer to CUL-5 above.	Refer to CUL-5 above.	City of Santee
Air Quality			
Cumulative Net Increases of Criteria Pollutants	AQ-1: Use of electrically powered landscape equipment. Electric receptacles/outlets shall be installed at the exterior of all single-family units, all multi-family buildings (including those with affordable units), and all common area buildings, so that homeowners and landscape contractors hired by the	Prior to the issuance of any permit for a development in the TCSP area or AEN (excluding the Housing Element sites).	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Biological Resources	homeowners' association may utilize electrically powered lawnmowers, leaf blowers, and chainsaws. Project plans shall include: (1) all necessary receptacles/outlets; and (2) a note that states "All landscape maintenance contracts provided by the applicable homeowners association must require that landscape contractors use electrically powered lawn mowers, leaf blowers, and chain saws." City staff must verify both requirements prior to approval of the final plans.		
Sensitive Species	BIO-1: Focused surveys for smooth tarplant will be completed during the blooming period for this species (April to September) before clearing and grubbing for development of sites 16A, 16B, 20A, and 20B. Smooth tarplant observed in a proposed impact area will be flagged and avoided during construction. If impacts to smooth tarplant individuals cannot be avoided, mitigation will consist of on- or off-site preservation, translocation, and/or restoration within a BRCA,	Prior to clearing and grubbing for site development in Housing Element sites 16A, 16B, 20A, and 20B.	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	with a preference for species salvage and transplantation on-site if feasible, as determined by a qualified biologist and approved by the City. Seed material will be sourced from within 25 miles of the project area, but if seed is not available, due to seasonality or a poor seeding year, seed collected from southeastern San Diego County may be used. If species are transplanted for mitigation, these species will be included in a plant salvage and translocation plan according to mitigation measure BIO-2.		
	BIO-2: Prior to vegetation clearing for development of the sites 16A, 16B, 20A, and 20B, if smooth tarplant is being impacted and translocation is selected as part of the mitigation package according to mitigation measure BIO-1, a plant salvage and translocation plan shall be prepared for smooth tarplant impacted by the project. The plan shall, at a minimum, evaluate options for plant salvage and relocation, including native plant mulching, selective soil salvaging, and application/relocation	Prior to clearing and grubbing for site development in Housing Element sites 16A, 16B, 20A, and 20B.	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	of resources within the project area. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site and will be based on the most reliable methods of successful relocation. The program shall contain a recommendation for method of salvage and relocation/application based on the feasibility of implementation and the likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, success criteria, estimated completion time, and any relevant contingency measures. The resource salvage plan shall be prepared by a qualified biologist and shall be implemented according to the Mitigation Monitoring and Reporting Program for the project, to the satisfaction of the City.		
	BIO-3: To help ensure errant impacts to sensitive vegetation communities and jurisdictional waters outside of the impact footprint are avoided during construction in the Housing Element sites, environmental	<ul style="list-style-type: none"> Fencing installation prior to clearing and grubbing for site development in Housing Element sites 16A, 16B, 20A, and 20B. 	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>exclusionary fencing, where determined necessary by the qualified biologist, would be installed at the edges of the impact limits before the initiation of grading. All construction staging shall occur within the approved limits of construction. A qualified biologist will monitor the installation of environmental fencing wherever it would abut sensitive vegetation communities.</p> <p>The biologist will periodically monitor the limits of construction operations to ensure that avoidance areas are delineated with temporary fencing and that fencing remains intact. Unless otherwise determined by the monitoring biologist, periodically means once every 14 days after environmental exclusionary fencing has been installed at the edges of the impact limits.</p>	<ul style="list-style-type: none"> Monitoring during project construction in in Housing Element sites 16A, 16B, 20A, and 20B. 	
	<p>BIO-4: Prior to vegetation clearing for development of the Housing Element sites a qualified biologist shall conduct a Worker Environmental Awareness Program (WEAP) training</p>	<p>Prior to clearing and grubbing for site development in Housing Element sites 16A, 16B, 20A, and 20B.</p>	<p>City of Santee</p>

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>session for project and construction personnel prior to the commencement of work. The training shall include a description of the species of concern and their habitats, the general provisions of the Endangered Species Acts (FESA and CESA), the penalties associated with violating the provisions of the acts, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project area boundaries.</p>		
	<p>BIO-5: Immediately following completion of temporary construction activities within the TCSP area, AEN, and Housing Element sites, the contractor shall restore the temporary impact areas to pre-construction contours and revegetate the areas with native plant material, as follows: excavated soils and cleared native plant material shall be stockpiled within an appropriate staging area along the edge of the work corridor to the extent feasible; excavated soils shall be backfilled upon completion of construction and</p>	<ul style="list-style-type: none"> • Initiation of restoration and revegetation immediately following completion of temporary construction activities in the TCSP area, AEN, or Housing Element sites. • Maintenance and monitoring of the revegetation shall be provided for a period up to 25 months. 	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>recontoured to pre-existing conditions; cleared native plant material shall be distributed over the temporarily disturbed areas; native seed application and installation of native container plants. Plant and seed material will be sourced from within 25 miles of the project area, but if plant and seed material is not available, due to seasonality or a poor seeding year, seed collected from southeastern San Diego County may be used.</p> <p>Maintenance and monitoring of the revegetation shall be provided for a period up to 25 months or for a period sufficient to establish native plant material and to provide vegetative cover that prevents soil erosion. Appropriate landscaping will be selected based on the vegetation communities within the portion of the study area adjacent to the project. In areas supporting native (or disturbed native) vegetation communities, revegetation of temporarily impacted areas will be with appropriate native plant materials. Only non-invasive plant species will be included in the</p>		

Table 4-1
Mitigation Monitoring and Reporting Program

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>revegetation plans (species not listed on the California Invasive Plant Inventory prepared by the California Invasive Plant Council ([Cal-IPC] 2024). A qualified landscape architect and/or qualified biologist shall review landscape plant palettes prior to implementation to ensure that no invasive species are included. Any planting stock brought onto the project area shall be inspected to ensure it is free of pest species that could invade natural areas, including but not limited to, Argentine ants (<i>Linepithema humile</i>) and South American fire ants (<i>Solenopsis invicta</i>). Inspections of planting stock for habitat revegetation shall be by a qualified biologist. Any planting stock found to be infested with such pests shall be quarantined, treated, or disposed of according to best management practices (BMPs) by qualified personnel, in a manner that precludes invasions into natural habitats. Temporary irrigation via irrigation lines and appurtenances (or alternate method approved by the City and qualified biologist) shall be provided by the contractor for a</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>period sufficient to establish plant material and to provide vegetative cover that prevents soil erosion. Irrigation shall be performed in a manner that avoids runoff, seepage, and overspray onto adjacent properties, non-irrigated areas, walls, roadways, waterways, or structures.</p>		
	<p>BIO-6: Applications for future development outside of sites 16A, 16B, 20A, and 20B, where the City has determined a potential for impacts to sensitive biological resources, shall be required to comply with the following mitigation measure:</p> <p>a. Prior to issuance of any construction permit or any earth-moving activities, a site specific general biological resources survey shall be conducted to identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. A biological resources report shall be submitted to the City to document the results of the biological resources survey. The report shall include (1) the methods</p>	<ul style="list-style-type: none"> • Perform site specific survey prior to the issuance of any permit for development in the TCSP area or AEN (excluding the Housing Element sites). • Perform described awareness, management, and monitoring activities during project construction in the TCSP area or AEN (excluding the Housing Element sites). 	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>used to determine the presence of sensitive biological resources; (2) vegetation mapping of all vegetation communities and/or land cover types; (3) the locations of any sensitive plant or wildlife species; (4) an evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; and (5) an evaluation of the significance of any potential direct or indirect impacts from the proposed project. If suitable habitat for sensitive species is identified based on the general biological survey, then focused presence/absence surveys shall be conducted in accordance with applicable resource agency survey protocols and incorporated into the biological resources report. If potentially significant impacts to sensitive vegetation communities and biological resources are identified, project-level grading and site plans shall incorporate project design features to avoid or minimize direct impacts on</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>sensitive biological resources to the extent feasible, and the report shall also recommend appropriate mitigation to reduce the impacts to below a level of significance, where feasible. Mitigation measures shall be consistent with the standards contained in the Santee Subarea Plan, and projects shall be required to obtain all necessary permits to ensure compliance with applicable federal, state, and local regulations, such as the federal and state Endangered Species Acts. Mitigation ratios for sensitive vegetation community impacts are:</p> <ul style="list-style-type: none"> • Wetland habitats – 3:1 ratio • Diegan coastal sage scrub – 2:1 ratio • Non-native grassland – 0.5:1 ratio <p>Mitigation ratios shall be doubled for sensitive vegetation community impacts within the Preserve and Open Space System designated by the Santee Subarea Plan, once adopted.</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>b. Environmentally Sensitive Areas shall be identified in the biological resources report and avoided to the maximum extent practicable. In areas near or adjacent to Environmentally Sensitive Areas (i.e., natural habitats and vegetation, wetlands, wildlife areas, wildlife corridors), the biological resources report will consider the following measures:</p> <p><i>Avoidance of Environmentally Sensitive Areas.</i> In areas near or adjacent to Environmentally Sensitive Areas, construction limits shall be clearly demarcated using highly visible barriers (such as silt fencing), which shall be installed under the supervision of a qualified biologist prior to the commencement of work. Construction personnel shall strictly limit their activities, vehicles, equipment, and construction materials to the project footprint, including designated staging areas, and routes of travel. The construction areas shall be limited to the</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>minimal area necessary to complete the proposed project. The fencing shall remain in place until the completion of all construction activities and shall be promptly removed when construction is complete.</p> <p><i>Biological Monitoring.</i> A qualified biological monitor shall conduct construction monitoring of all work conducted within/adjacent to environmentally sensitive areas during all vegetation removal and ground-disturbing activities such as staging and grading, for the duration of the proposed project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat outside the project footprints and to survey for sensitive wildlife species. When vegetation removal and ground-disturbing activities are not occurring, as needed monitoring at the project areas shall occur.</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p><i>Worker Environmental Awareness Program.</i> In areas near or adjacent to Environmentally Sensitive Areas, a qualified biologist shall conduct a WEAP training session for project and construction personnel prior to the commencement of work. The training shall include a description of the species of concern and their habitats, the general provisions of the Endangered Species Acts (FESA and CESA), the penalties associated with violating the provisions of the acts, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project area boundaries.</p> <p><i>Best Management Practices.</i> During future project construction activities, the following BMPs shall be implemented:</p> <ul style="list-style-type: none"> • All equipment maintenance, staging, and dispensing of 		

**Table 4-1
Mitigation Monitoring and Reporting Program**

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>fuel, oil, or any other such activities shall occur in developed or designated non-sensitive upland habitat areas. The designated upland areas shall be located to prevent runoff from any spills from entering Waters of the US.</p> <ul style="list-style-type: none"> • A construction Storm Water Pollution Prevention Plan (SWPPP) and a soil erosion and sedimentation plan shall be developed (where requirements are met) to minimize erosion and identify specific pollution prevention measures that shall eliminate or control potential point and nonpoint pollution sources onsite during and following the project construction phase. The SWPPP shall identify specific BMPs during project construction to prevent any water quality standard exceedances. In addition, the SWPPP shall contain provisions for changes to the plan such as alternative 		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>mechanisms, if necessary, during project design and/or construction to achieve the stated goals and performance standards.</p> <ul style="list-style-type: none"> • Trash shall be stored in closed containers so that it is not readily accessible to scavengers and shall be removed from the construction site on a daily basis. • Water quality shall be visually monitored by the biological monitor to ensure that no substantial increases in turbidity occur during construction. All relevant natural resource permits and authorizations shall be obtained from appropriate agencies (i.e., USACE, RWQCB, and CDFW) prior to the initiation of construction activities. Permit conditions contained within the permits and authorizations shall be employed throughout the duration of the project. 		

Table 4-1
Mitigation Monitoring and Reporting Program

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<ul style="list-style-type: none"> • Hydrologic connectivity shall be maintained within drainages during the duration of construction. Brush, debris material, mud, silt, or other pollutants from construction activities shall not be placed within drainages and shall not be allowed to enter a flowing stream. • Dust control measures shall be implemented by the contractor to reduce excessive dust emissions. Dust control measures shall be carried out at least two times per day on all construction days, or more during windy or dry periods, and may include wetting work areas, the use of soil binders on dirt roads, and wetting or covering stockpiles. • No pets shall be allowed in, or adjacent to, the project areas. • Rodenticides, herbicides, insecticides, or other chemicals that could potentially harm wildlife or native plants shall not be used 		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>near or within Environmentally Sensitive Areas within or near the roadway segments.</p> <ul style="list-style-type: none"> • Construction equipment shall be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds before mobilizing to the site and before leaving the site during construction. • The cleaning of equipment will occur at least 300 feet from Environmentally Sensitive Area fencing. • Use of Native Plants. All project-related planting and landscaping shall not use plants listed on California Invasive Plant Council. Locally native plants shall be used near open space and native areas to the greatest extent feasible. 	<ul style="list-style-type: none"> • 	
	<p>BIO-7: Grubbing or clearing of vegetation within the TCSP area, AEN, or Housing Element sites during the general avian breeding season (February 1 to September 15), least</p>	<ul style="list-style-type: none"> • Perform pre-construction surveys no more than 3 days prior to clearing and grubbing for site development in the TCSP area, AEN, or Housing Element sites. 	City of Santee

Table 4-1
Mitigation Monitoring and Reporting Program

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>Bell's vireo breeding season (March 15 to September 15), coastal California gnatcatcher breeding season (March 1 to August 15), or raptor breeding season (January 15 to July 15) shall be avoided to the extent feasible. If grubbing, clearing, or grading would occur during the breeding season, a pre-construction survey shall be conducted by a qualified biologist no more than three days prior to the commencement of activities to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within 300 feet of the survey area (500 feet for raptors), clearing, grubbing, and grading shall be allowed to proceed in that area. Furthermore, if clearing, grubbing, or grading activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting will be conducted by a qualified biologist within three days prior to the commencement of clearing, grubbing, or grading</p>	<ul style="list-style-type: none"> Implement avoidance measures during project construction in the TCSP area, AEN, or Housing Element sites. 	

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>activities in that area. If active nests or nesting birds are observed within 300 feet of the survey area (500 feet for raptors), the biologist shall flag a buffer around the active nests, and clearing, grubbing, or grading activities shall not occur within 300 feet of active nests (500 feet for raptors) until nesting behavior has ceased, nests have failed, or young have fledged as determined by a qualified biologist. If the qualified biologist determines that the species will not be impacted with a reduced buffer (i.e., less than 300 feet for general avian species and 500 feet for raptors), potentially with the implementation of avoidance measures to reduce noise, as necessary, and/or the qualified biologist monitors the active nest during clearing, grubbing, or grading to ensure no impacts to the species occur, these activities may occur outside the reduced buffer during the breeding season, as long as the species is not impacted.</p>		
	<p>BIO-8: If heavy equipment would be in operation during construction within</p>	<ul style="list-style-type: none"> Perform pre-construction survey prior to clearing and 	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>the TCSP area, AEN, or Housing Element sites during the breeding season for least Bell's vireo (March 15 to September 15), coastal California gnatcatcher (March 1 to August 15), or raptors (January 15 to July 15), pre-construction survey(s) shall be conducted by a qualified biologist, as appropriate, to determine whether these species occur within the areas potentially impacted by noise. If pre-construction surveys determine that active nests belonging to these species are absent from the potential noise impact area (within 300 feet for vireo or gnatcatcher, 500 feet for raptors, or as otherwise determined by a qualified biologist), clearing, grubbing, and grading shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these species, then clearing, grubbing, and grading within 300 feet of the nest location(s) for vireo or gnatcatcher and 500 feet for raptors, shall: (1) be postponed until a permitted biologist determines the nest is no longer active; (2) be</p>	<p>grubbing for site development in the TCSP area, AEN, or Housing Element sites.</p> <ul style="list-style-type: none"> Implement avoidance measures during project construction in the TCSP area, AEN, or Housing Element sites. 	

Table 4-1
Mitigation Monitoring and Reporting Program

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>allowed to continue if nest monitoring by a qualified biologist determines that noise levels are not adversely affecting the nesting birds, or (3) not occur until a temporary noise barrier or berm is constructed at the edge of the clearing, grubbing, or grading footprint and/or around the piece of equipment to ensure that noise levels are reduced to below 60 dBA hourly average or to the maximum hourly average ambient noise level if it already exceeds 60 dBA at the nest location. Decibel output for Item (3) will be confirmed by a qualified noise specialist and intermittent monitoring by a qualified biologist will be required to ensure that conditions have not changed.</p>		
	<p>BIO-9: If periodic noise (such as events) or continuous noise (such as mechanical equipment) generated by standard operation of land uses within the TCSP, AEN, or Housing Element sites 16A, 16B, 20A, and 20B will produce noise levels that will adversely affect nesting birds during the breeding season for least Bell's vireo (March 15 to September 15),</p>	<ul style="list-style-type: none"> • During design for site development in the TCSP area, AEN, or Housing Element sites. • Maintain sound levels during operation in the TCSP area, AEN, or Housing Element sites. 	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	coastal California gnatcatcher (March 1 to August 15), or raptors (January 15 to July 15), activities nearby to suitable special-status species habitat on preserved land will be designed and implemented to minimize noise impacts to preserves and wildlife. Operational activities shall be allowed to continue if a noise barrier or berm is constructed at the edge of the suitable special-status species habitat to ensure that noise levels are reduced to below 60 dBA hourly average or the maximum hourly average ambient noise level if it already exceeds 60 dBA at the edge of suitable habitat during the breeding season.		
	<p>BIO-10: A focused pre-construction survey for special status animal species will be completed by a qualified biologist prior to clearing and grubbing within the TCSP area, AEN, or sites 16A, 16B, 20A, and 20B. Aside from birds, which are covered by other mitigation measures, this survey will focus on the special status animal species identified as having high potential to occur on-site: western spadefoot</p>	<ul style="list-style-type: none"> • Perform pre-construction survey prior to clearing and grubbing for site development in the TCSP area, AEN, or Housing Element sites. • Implement avoidance measures during project construction in the TCSP area, AEN, or Housing Element sites. 	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	toad, San Diegan legless lizard, California glossy snake, Belding's orange-throated whiptail, San Diegan tiger whiptail, red diamond rattlesnake, Blainville's horned lizard, and two-striped garter snake. Occupied special status species habitat observed in the proposed impact area will be flagged and avoided during construction until the qualified biologist determines that special status species are no longer using the habitat.		
Sensitive Vegetation Communities	Refer to BIO-3 through BIO-6 above.	Refer to BIO-3 through BIO-6 above.	City of Santee
	<p>BIO-11: Applications where the City has determined a potential for impacts to jurisdictional waters and wetlands shall be required to comply with the following permitting and mitigation framework.</p> <p>Before the issuance of any construction permit or any earth-moving activities, a site specific general biological resources survey (BIO-6) shall be conducted to identify the presence of any sensitive biological resources, including any</p>	<ul style="list-style-type: none"> Perform wetland delineation prior to the issuance of any permit for development in the TCSP area, AEN, or Housing Element sites. Implement avoidance measures during project construction in the TCSP area, AEN, or Housing Element sites. 	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>wetlands. Should any potential jurisdictional waters or wetlands be identified on-site during the general biological resources survey, then a jurisdictional wetlands delineation shall be conducted following the methods outlined in the USACE's 1987 Wetlands Delineation Manual and the Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West Region or most current USACE guidance. The limits of any riparian habitats on-site under the sole jurisdiction of CDFW shall also be delineated, as well as any special aquatic sites that may not meet federal jurisdictional criteria but are regulated by the RWQCB.</p> <p>Avoidance measures based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts to jurisdictional waters consistent with federal, state, and City guidelines. Unavoidable impacts to wetlands shall be minimized to the maximum extent practicable and would be subject to alternatives and mitigation analyses consistent with the</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>USACE's and RWQCB's permit processes. Unavoidable impacts would require the project to submit permit applications to the USACE under CWA Section 404, the RWQCB under CWA Section 401 and/or the State Porter-Cologne Water Quality Control Act, and/or the CDFW under CFG Code Sections 1600 et seq., depending on the jurisdictional resources impacted. The permits issued for the project will set the mitigation requirements, which typically require the in-kind creation of new wetland of the same type lost, at a ratio determined by the applicable regulatory agencies that would prevent any net loss of wetland functions and values. (See mitigation measure BIO-12 for the proposed mitigation package for the Riverview Parkway Project.) Wetland creation on-site or within the same wetland system should be given preference over replacement off-site or within a different system. The City shall also control use and development in surrounding areas of influence to wetlands with the application of buffer zones as may be</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	required for wetlands pursuant to federal and/or state permits in accordance to the Land Use Adjacency Guidelines, conservation measures and wetland protection standards in the Draft Subarea Plan Chapter 5. Use and development within buffer areas shall be limited to minor passive recreational uses, such as trails, with fencing, desiltation, or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer when feasible. All wetlands and buffers shall be permanently conserved or protected through the application of an open space easement or other suitable device.		
	BIO-12: Site 16A would result in impacts to 0.37 acre of wetland and non-wetland waters of the U.S., 0.37 acre of wetland and non-wetland waters of the State, and 1.18 acres CDFW Jurisdictional Habitat. By re-aligning and widening the Las Colinas Channel, mitigation will comprise creation of 0.74 acre waters of the	During project construction in Housing Element site 16A.	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	U.S., 0.74 acre waters of the State, and 1.24 acres riparian habitat. Additionally, 0.08 acre of existing waters of the U.S./State that would be temporarily affected by recontouring (will remain within the widened Las Colinas Channel) will also be revegetated and maintained.		
Wetlands	Refer to BIO-3, BIO-4, BIO-6, BIO-11, and BIO-12 above.	Refer to BIO-3, BIO-4, BIO-6, BIO-11, and BIO-12 above.	City of Santee
Habitat Conservation Planning	Refer to BIO-6 and BIO-11 above.	Refer to BIO-6 and BIO-11 above.	City of Santee
Policies and Ordinances Protecting Biological Resources	Refer to BIO-5 through BIO-8, BIO-11, and BIO-12 above.	Refer to BIO-5 through BIO-8, BIO-11, and BIO-12 above.	City of Santee
Cultural Resources			
Historic Resources	CUL-1: Prior to approval of an individual project (including the four Housing Element sites) under the TCSP area or AEN, a cultural resources survey shall be conducted for that project. If cultural resources are identified in conjunction with the cultural resources survey, they must be evaluated to assess their eligibility for the CRHR and, thus, whether the project would have an effect on historic properties (cultural resources) per CEQA. If significant effects to historic properties/cultural resources are identified, appropriate	Prior to the issuance of any permit for development in the TCSP area, AEN, or Housing Element sites.	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	avoidance or mitigation measures must be developed as part of the cultural resources study and implemented prior to project development.		
	<p>CUL-2: Prior to issuance of grading permits for any projects (including the Housing Element sites) within the TCSP area or AEN: The applicant/developer shall provide evidence to the City of Santee that a qualified professional archaeologist has been contracted to implement a Cultural Resources Management Plan (CRMP), the City must agree to the selected archaeologist and agree to the implementation prescribed in the CRMP. A CRMP shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed to reduce the impacts to cultural and historic resources to a level that is less than significant, as well as address potential impacts to undiscovered buried archaeological resources associated with this project.</p>	<ul style="list-style-type: none"> • Prepare CRMP prior to the issuance of a grading permit for development in the TCSP area, AEN, or Housing Element sites. • Implement training and monitoring during project construction in the TCSP area, AEN, or Housing Element sites. 	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>For each construction project within the TCSP, AEN, or Housing Element sites, the CRMP shall contain, at a minimum, the following:</p> <p><u>Archaeological Monitoring.</u> An adequate number of qualified archaeological monitors shall be on site to ensure all earth-moving activities are observed in areas being monitored. This includes all grubbing, grading, and trenching on-site and for all off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.</p> <p><u>Cultural Resources Sensitivity Training.</u> The Project Archaeologist and a representative designated by the consulting Tribe(s) shall attend the pre-grading meeting with the contractors to provide Cultural Resources Sensitivity Training for all construction personnel. Training will include a brief review of the cultural</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>sensitivity of the project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earth-moving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training, and all construction personnel must attend prior to beginning work on the project site.</p> <p><u>Unanticipated Resources:</u> If previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>the Tribal monitor, shall determine the significance of discovered prehistoric archaeological resources. The Project Archaeologist shall determine the significance of discovered historic-period archaeological resources. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field, and the monitored grading can proceed.</p> <p><u>Artifact Disposition:</u> The landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Recovered cultural artifacts shall be curated with</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>accompanying catalog to current professional repository standards or be returned to the appropriate Native American Tribe(s), as agreed upon by the Principal Investigator, Native American representative(s), and City staff.</p>		
	<p>CUL-3: Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement(s) with the consulting tribe(s) for a Kumeyaay Native American Monitor(s).</p> <p>In conjunction with the Archaeological monitor(s), the Kumeyaay Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Resources Sensitivity Training for all construction personnel. In addition, an adequate number of Kumeyaay Native American Monitor(s) shall be on-site during all initial ground-disturbing activities and excavation of each portion of the project site, including clearing, grubbing, tree removals, grading, and trenching. In</p>	<ul style="list-style-type: none"> • Enter into agreement prior to the issuance of a grading permit for development in the TCSP area, AEN, or Housing Element sites. • Monitor during project construction in the TCSP area, AEN, or Housing Element sites. 	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>conjunction with the archaeological monitor(s), the Kumeyaay Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.</p>		
	<p>CUL-4: In the event that potential human remains are encountered, ground-disturbing activities within 100 feet of the discovery will be halted, and the requirements of California Health and Safety Code Section 7050.5 will be implemented. The archaeological monitor will immediately notify the Project Archaeologist, who will notify the County Medical Examiner's (ME's) Office. A representative of the ME's Office will determine whether the human remains appear to be Native American in origin. If so, the ME's Office will notify the Native American Heritage Commission (NAHC) who will designate the Most Likely Descendant (MLD). The MLD will make recommendations for the appropriate treatment of the remains</p>	<p>During project construction in the TCSP area, AEN, or Housing Element sites.</p>	<p>City of Santee</p>

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	and any associated grave goods. The County ME's office will make the determination of the origin of the remains within two working days and will notify the NAHC within 24 hours of their decision if the human remains are determined to be Native American. In the event human remains or burial items are discovered, all parties will refrain from publicly disclosing the reburial location unless otherwise required by law.		
	Refer to CUL-5 above.	Refer to CUL-5 above.	City of Santee
Archaeological Resources	Refer to CUL-1 through CUL-4 above.	Refer to CUL-1 through CUL-4 above.	City of Santee
Human Remains	Refer to CUL-4 above.	Refer to CUL-4 above.	City of Santee
Geology/Soils			
Paleontological Resources and Unique Geology	GEO-1: To address potential impacts to paleontological resources, the City shall review the project application materials including the geotechnical report to determine if project grading has the potential to disturb geologic formations with the potential to contain paleontological resources. As part of the grading application process, the City may request information from the applicant such	<ul style="list-style-type: none"> • Determine sensitivity prior to the issuance of any permit for development in the TCSP area, AEN, or Housing Element sites. • Monitor and recover during project construction in the TCSP area, AEN, or Housing Element sites. • Manage, report, and curate after project construction in the TCSP area, AEN, or Housing Element sites. 	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>as the depth of grading, geologic formations, and paleontological sensitivity in order to determine the potential for impacts. In the event grading may disturb geologic formations with a moderate or high potential to contain paleontological resources, the following monitoring program shall be implemented prior to and during grading operations:</p> <ol style="list-style-type: none"> 1. Preconstruction Personnel and Repository: Prior to the commencement of construction, a qualified project paleontologist shall be retained to oversee the mitigation program. A qualified project paleontologist is a person with a doctorate or master's degree in paleontology or related field and who has knowledge of the County of San Diego paleontology and documented experience in professional paleontological procedures and techniques. In addition, a regional fossil repository, such as the San Diego Natural History Museum, shall be designated by the City of Santee to receive any discovered fossils. 		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>2. Preconstruction Meeting: The project paleontologist shall attend the preconstruction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues.</p> <p>3. Preconstruction Training: The project paleontologist shall conduct a paleontological resource training workshop to be attended by earth excavation personnel.</p> <p>4. During-Construction Monitoring: A project paleontologist or paleontological monitor shall be present during all earthwork in formations with moderate to high paleontological sensitivity. A paleontological monitor (working under the direction of the project paleontologist) shall be on site on a full-time basis during all original cutting of previously undisturbed deposits.</p> <p>5. During-Construction Fossil Recovery: If fossils are discovered, the project paleontologist (or paleontological</p>		

**Table 4-1
Mitigation Monitoring and Reporting Program**

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>monitor) shall recover them. In most cases, fossil salvage can be completed in a short period of time. However, some fossil specimens (e.g., a bone bed or a complete large mammal skeleton) may require an extended salvage period. In these instances, the project paleontologist (or paleontological monitor) has the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner.</p> <p>6. Post-Construction Treatment: Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged.</p> <p>7. Post-Construction Curation: Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited in the designated fossil repository.</p> <p>8. Post-Construction Final Report: A final summary paleontological mitigation report that outlines the results of the</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	mitigation program shall be completed and submitted to the City of Santee within two weeks of the completion of each construction phase of the proposed project. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, inventory lists of cataloged fossils, and significance of recovered fossils.		
	<p>GEO-2: If fossils are inadvertently discovered anywhere in the TCSP area, the construction contractor shall immediately stop all activities within 100 feet of the fossil and notify the City within 24 hours of the find. Before work can proceed within 100 feet of the find, a project paleontologist (or paleontological monitor) shall be hired to monitor construction activities and recover the fossils. In most cases, fossil salvage can be completed in a short period of time. However, some fossil specimens (e.g., a bone bed or a complete large mammal skeleton) may require an extended salvage</p>	<ul style="list-style-type: none"> • Monitor and recover during project construction in the TCSP area, AEN, or Housing Element sites. • Manage, report, and curate after project construction in the TCSP area, AEN, or Housing Element sites. 	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>period. In these instances, the project paleontologist (or paleontological monitor) has the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner.</p> <ol style="list-style-type: none"> 1. Post-Construction Treatment: Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged. 2. Post-Construction Curation: Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited in the designated fossil repository. 3. Post-Construction Final Report: A final summary paleontological mitigation report that outlines the results of the mitigation program shall be completed and submitted to the City of Santee within two weeks of the completion of each construction phase of the proposed project. This report shall include discussions of the methods used, stratigraphic section(s) 		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	exposed, fossils collected, inventory lists of cataloged fossils, and significance of recovered fossils.		
Greenhouse Gas Emissions			
Greenhouse Gas Emissions	GHG-1: New residential construction shall meet or exceed California Green Building Standards Tier 2 Voluntary Measures, such as obtaining green building ratings including LEED, Build it Green, or Energy Star Certified building certification in scoring development and explain the measures implemented.	Prior to the issuance of any permit for development in the Housing Element sites.	City of Santee
	GHG-2: The project shall utilize tree planting for shade and energy efficiency such as tree planting in parking lots and streetscapes.	Prior to the issuance of any permit for development in the Housing Element sites.	City of Santee
	GHG-3: The project shall install electric vehicle chargers for 13 percent of total parking provided.	Prior to the issuance of any permit for development in the Housing Element sites.	City of Santee
	GHG-4: The project shall provide exterior recycling storage space in accordance with California Green Building Standards and the Santee Municipal Code.	Prior to the issuance of any permit for development in the Housing Element sites.	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	GHG-5: The project shall install at least 1 kilowatt per unit of photovoltaic solar systems, unless the installation is infeasible due to poor solar resources established in a solar feasibility study prepared by a qualified consultant submitted with an applicant's formal project submittal to City.	Prior to the issuance of any permit for development in the Housing Element sites.	City of Santee
Policies, Plans, and Regulations Intended to Reduce GHG Emissions	Refer to GHG-1 through GHG-5 above.	Refer to GHG-1 through GHG-5 above.	City of Santee
Hazards and Hazardous Materials			
Use, Transport, Disposal	HAZ-1: Applications for future development in the TCSP area, AEN, and Housing Element sites, wherein the City has determined a potential for impacts to known and unknown hazardous materials sites shall be required to identify potential conditions which require further regulatory oversight and demonstrate compliance consistent with the following prior to issuance of any permits. A. Phase I Environmental Site Assessment (ESA) shall be	Prior to the issuance of any permit for development in the TCSP area, AEN, or Housing Element sites.	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>completed in accordance with American Society of Testing and Materials Standards. If hazardous materials are identified requiring remediation, a Phase II ESA and remediation effort shall be conducted in conformance with federal, state, and local regulations.</p> <p>B. If the Phase II ESA identifies the need for remediation, then the following shall occur prior to the issuance of grading permits.</p> <p>1. The applicant shall retain a qualified environmental engineer to develop a soil and/or groundwater management plan to address the notification, monitoring, sampling, testing, handling, storage, and disposal of contaminated media or substances (soil, groundwater). The qualified environmental consultant shall monitor excavations and grading activities in accordance with the plan. The plans shall be approved by</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>the City prior to development of the site.</p> <p>2. The applicant shall submit documentation showing that contaminated soil and/or groundwater on proposed development parcels have been avoided or remediated to meet cleanup requirements established by appropriate local regulatory agencies (Regional Water Quality Control Board [RWQCB]/DTSC/DEHQ) based on the future planned land use of the specific area within the boundaries of the site (i.e., commercial, residential), and that the risk to human health of future occupants of these areas therefore has been reduced to below a level of significance.</p> <p>3. The applicant shall obtain written authorization from the appropriate regulatory agency (RWQCB/DTSC/DEHQ) confirming the completion of remediation. A copy of the authorization shall be</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>submitted to the City to confirm that all appropriate remediation has been completed and that the proposed development parcel has been cleaned up to the satisfaction of the regulatory agency. In the situation where previous contamination has occurred on a site that has a previously closed case or on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the DEHQ shall be notified of the proposed land use.</p> <p>4. All cleanup activities shall be performed in accordance with all applicable federal, state, and local laws and regulations, and required permits shall be secured prior to commencement of construction to the satisfaction of the City and compliance with applicable regulatory agencies such as but not limited to the SMC.</p>		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Accidental Release	Refer to HAZ-1 above.	Refer to HAZ-1 above.	City of Santee
Emissions Near a School	Refer to HAZ-1 above.	Refer to HAZ-1 above.	City of Santee
Noise			
Noise Standards	<p>NOI-1: Noise levels from construction of future projects within the TCSP area shall not exceed 5 dBA above the maximum hourly average daytime baseline ambient noise levels as measured at nearby noise-sensitive land uses. To ensure the reduction of noise levels, a Construction Management Plan describing measures shall be included on future construction plans to ensure compliance with the aforementioned limits. The plans shall be prepared by future project applicants and submitted to the City for approval prior to issuance of a grading permit. The following measures may be included to reduce construction noise:</p> <ul style="list-style-type: none"> • Construction equipment to be properly outfitted and maintained with manufacturer-recommended noise-reduction devices. • Diesel equipment to be operated with closed engine doors and 	Prior to the issuance of any permit for development in the TCSP area, AEN, or Housing Element sites.	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>equipped with factory-recommended mufflers.</p> <ul style="list-style-type: none"> • Mobile or fixed “package” equipment (e.g., arc-welders and air compressors) to be equipped with shrouds and noise control features that are readily available for that type of equipment. • Electrically powered equipment to be used instead of pneumatic or internal combustion powered equipment, where feasible. • Unnecessary idling of internal combustion engines (e.g., in excess of 5 minutes) to be prohibited. • Material stockpiles and mobile equipment staging, parking, and maintenance areas to be located as far as practicable from noise sensitive receptors. • The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. • No project-related public address or music system shall be audible at any adjacent sensitive receptor. 		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<ul style="list-style-type: none"> • Temporary sound barriers or sound blankets may be installed between construction operations and adjacent noise-sensitive receptors. If barriers are to be used, the noise barrier should be constructed of a material with an STC 20 rating with no gaps or perforations and remain in place until the conclusion of demolition, grading, and construction activities. • The project applicant shall notify residences within 100 feet of the project's property line in writing within one week of any construction activity such as demolition, concrete sawing, asphalt removal, and/or heavy grading operations. The notification shall describe the activities anticipated, provide dates and hours, and provide contact information with a description of a complaint and response procedure. <ul style="list-style-type: none"> • The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise 		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>complaints. A clear appeal process for the affected resident shall be established prior to construction commencement to allow for resolution of noise problems that cannot be immediately solved by the site supervisor.</p> <ul style="list-style-type: none"> On-site noise measurements may be used to monitor compliance of construction noise levels at nearby noise-sensitive land uses. 		
	<p>NOI-2: Noise generated by standard operation of future projects within the TCSP area shall not exceed 60 dBA hourly average or the maximum hourly average ambient level if it already exceeds 60 dBA when measured at nearby noise-sensitive land uses such as residences, schools, daycares, hospitals, or hotels. To ensure that noise levels are reduced to adequate levels, a site-specific noise study may be requested by the City for individual future projects, as deemed necessary by the City's Planning Department. If noise levels are anticipated to exceed this limit, the</p>	<p>Prior to the issuance of any permit for development in the TCSP area, AEN, or Housing Element sites.</p>	<p>City of Santee</p>

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	City shall ensure that appropriate noise-attenuation features are installed by the project applicant to ensure noise levels are reduced.		
	<p>NOI-3: When plans for future temporary or permanent performance spaces or entertainment activities are prepared, they shall be analyzed to ensure that noise levels generated by future events are reduced to 60 dBA hourly average or the maximum hourly average ambient level if it already exceeds 60 dBA at nearby noise-sensitive land uses such as residences, schools, daycares, hospitals, or hotels. For each proposed performance area or venue where noise levels could exceed this limit, a noise assessment shall be performed by a qualified noise consultant which analyzes anticipated noise-generating sources. The study shall assess any noise-amplifying equipment, directionality of amplified noise, positioning of bandstands, and potential crowd noise. The analysis shall also consider the anticipated event types. If modeled noise levels exceed the</p>	Prior to the issuance of any permit for development or special activity in the TCSP area and AEN (excluding the Housing Element sites).	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>limits, design considerations shall be provided to ensure noise levels are reduced to 60 dBA or the maximum hourly average ambient noise level if it already exceeds 60 dBA. Noise attenuation features to be considered may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Permanent barriers blocking the line-of-sight between the noise source and sensitive land use; • Relocation of noise-generating equipment or areas where noise-generating activities may occur; • Repositioning of noise-generating equipment facing away from sensitive uses; and • Enclosing event spaces within structures, as feasible. • The results of the study shall be incorporated into design plans and be approved by the City Planning Department. 		
Groundborne Noise and Vibration	<p>NOI-4: A site-specific vibration study shall be prepared for proposed land uses that have the potential for construction-related vibration impacts. Construction activities within 200 feet and pile-driving within 600</p>	Prior to the issuance of any permit for development in the TCSP area and AEN (excluding the Housing Element sites).	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	feet of a vibration-sensitive use could be potentially disruptive to vibration-sensitive operations. Proposed development shall implement recommended measures within the study to ensure that projects reduce construction-related vibration impacts to below 0.1 in/sec PPV at vibration-sensitive uses. Measures to reduce noise may include, but are not limited to, placing vibratory rollers in static mode within set distances of vibration-sensitive structures, prohibiting vibratory construction operations during specific hours, and limiting pile driving operations.		
Transportation			
Vehicle Miles Traveled	TRA-1: For development projects located outside of a TPA that both: do not meet other VMT screening criteria and exceed VMT thresholds established by the City, the City shall require implementation of applicable Mobility Element Policies that would support VMT reductions for individual projects. Specifically, the City shall require that future projects be compliant with Mobility Element Policies 9.1 through 9.5, which	Prior to the issuance of any permit for development in the TCSP area, AEN, and Housing Element sites 20A and 20B.	City of Santee

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<p>encourage the use of Transportation Demand Management (TDM) strategies, such as ride sharing programs, flexible work schedule programs, and incentives for employees to use transit. Additionally, alternative transportation modes, such as walking, cycling and public transit are encouraged to reduce peak hour vehicular trips, save energy, and improve air quality. Sample TDM measures that may be applied at the project-level are provided below:</p> <ul style="list-style-type: none"> • Increase mixed-use development • Increase transit accessibility • Provide pedestrian network improvement along project frontage • Provide bicycle network improvement along project frontage • Provide bicycle parking and bike lockers • Implement subsidized or discounted transit passes • Provide rider-sharing programs • Implement commute trip reduction marketing • Implement school pool program 		

Table 4-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	<ul style="list-style-type: none"> Implement bike-sharing or micro mobility program Provide local shuttle to connect visitors to different attractions throughout the City. <p>Additional measures can be found in the California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures report (https://www.aqmd.gov/docs/default-source/ceqa/handbook/capcoa-quantifying-greenhouse-gas-mitigation-measures.pdf). Mitigation measures should be consistent with the City's Active Transportation Plan.</p>		
Utilities and Service Systems			
Utility Infrastructure	See BIO-1 through BIO-6; CUL-1 through CUL-4; GEO-1; HAZ-1; and NOI-1, NOI-2, and NOI-4 above.	See BIO-1 through BIO-6; CUL-1 through CUL-4; GEO-1; HAZ-1; and NOI-1, NOI-2, and NOI-4 above.	City of Santee

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Town Center Specific Plan - February 2025 Draft

The following updates have been incorporated into the version of the Town Center Specific Plan published on August 29, 2024. This version shows additional text underlined, and text deletions ~~struck-out~~. Moved text is shown in ~~struck-out green text~~ and it is shown as green underlined text in its new placement. Updated figures have a blue marker and note on the margin that reads “This figure has been updated”. The revisions are listed below:

- ▶ Revisions to Acknowledgments List to reflect updated roster (page iii).
- ▶ Revision to caption in section 1.4 Relationship to Other Planning Documents, to update Green line to Copper line. Incorporation of captions in Chapter 2 to describe illustrative concepts.
- ▶ Updated Figure 2-1: Neighborhoods to include the Animal Care Shelter as part of the Facilities-Based Neighborhood.
- ▶ Updated Figure 2-19: Facilities-Based Neighborhood to include the Animal Care Shelter as part of the Facilities-Based Neighborhood.
- ▶ Updated Figure 3-30: Sign Location Plan to include the Animal Care Shelter as part of the Facilities-Based Neighborhood.
- ▶ Moved reference related to roof-mounted signs from page 109 to page 102. Removed duplicate Figure formerly on page 109.
- ▶ Updated Figure 3-43: Lighting Location Plan to include the Animal Care Shelter as part of the Facilities-Based Neighborhood.
- ▶ Revisions to section 2.5.5 Facilities-Based Neighborhood (page 47) to include the Animal Care Shelter.
- ▶ Revision to section 2.7 Objective Design Standards, under the k. Noise header.
- ▶ Revision to section 2.7 Objective Design Standards, under the J. Aviation Land Use Compatibility header.
- ▶ Updated Figure 3-19: Transit Network to update Green line to Copper line.



The Strike Through Version of TCSP attachment is available via the link below:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2025/02-26-2025-item-8-9-strike-through-version-tcsp-february-2025.pdf>

The Santee TCSP Update Volume I: Final Environmental Impact Report attachment is available via the link below:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2025/02-26-2025-item-8-10-santee-tcsp-final-eir-volume-%201.pdf>

The Santee TCSP Update Volume II: Revised Draft Environmental Impact Report attachment is available via the link below:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2025/02-26-2025-item-8-11-santee-tcsp-eir-volumeii-revised-draft-eir.pdf>

The Santee TCSP Update: Volume III: Appendix A-H attachment is available via the link below:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2025/02-26-2025-item-8-12-santee-tcsp-eir-volume-iii-appendices.pdf>

MEETING DATE February 26, 2025

ITEM TITLE PUBLIC HEARING FOR TENTATIVE MAP (TM-2024-0002), DEVELOPMENT REVIEW PERMIT (DR-2024-0004), AND ENVIRONMENTAL REVIEW (ENV-2025-0004) FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 53 UNITS AND RELATED SITE IMPROVEMENTS ON TWO LOTS TOTALING 2.3 NET ACRES LOCATED AT 701 PARK CENTER DRIVE (APN 381-032-07 & 08) IN THE TOWN CENTER SPECIFIC PLAN AREA WITH A MEDIUM-HIGH RESIDENTIAL (R-14) LAND USE DESIGNATION AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION. (APPLICANT: CITY VENTURES)

DIRECTOR/DEPARTMENT Sandi Sawa/Planning and Building Department

SUMMARY

On August 9, 2023, City Council approved Development Review Permit DR2022-5 to allow for the construction of a 54-unit apartment complex on the subject site. The applicant for DR2022-5 was Westmark Partners, LP.

The current proposal is a request by City Ventures for a Tentative Map (TM-2024-0002), Development Review Permit (DR-2024-0004), and Environmental Review (ENV-2025-0004) for a 53-unit multifamily residential project on two vacant lots totaling 2.3 acres located at 701 Park Center Drive within the Town Center Specific Plan (TCSP) area and the Town Center (TC) Zone. The property has a TCSP land use designation of Medium-High Density Residential (R-14), which allows for a residential density of 14 to 22 dwelling units per acre. The proposed project has a density of 20.8 dwelling units per acre. The project site is listed as a moderate-income housing site in the Housing Element Sites Inventory and will help achieve the City's moderate-income housing needs, as market-rate for sale units are considered affordable to moderate-income households in Santee.

The project consists of 10 residential townhome-style buildings with three plan types containing three stories that range in size from 1,345 to 1,737 square feet. All units have three bedrooms and an attached two-car garage. The project will provide 14 guest parking spaces, with three spaces dedicated for electric vehicle charging and one for compliance with the Americans with Disabilities Act parking. The development would be accessed from a new driveway on the east side of Park Center Drive. The related site improvements include improved drainage, landscaping, and recreational amenities.

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 CEQA Guidelines Section 15300.2 apply to the project.



FINANCIAL STATEMENT *AS*

Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$1,725,418.15.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MDB*

1. Conduct and close the public hearing; and
2. Find Tentative Map TM-2024-0002 and Development Review Permit DR-2024-0004 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-2024-0002 per the attached Resolution; and
4. Approve Development Review Permit DR-2024-0004 per the attached Resolution.

ATTACHMENTS

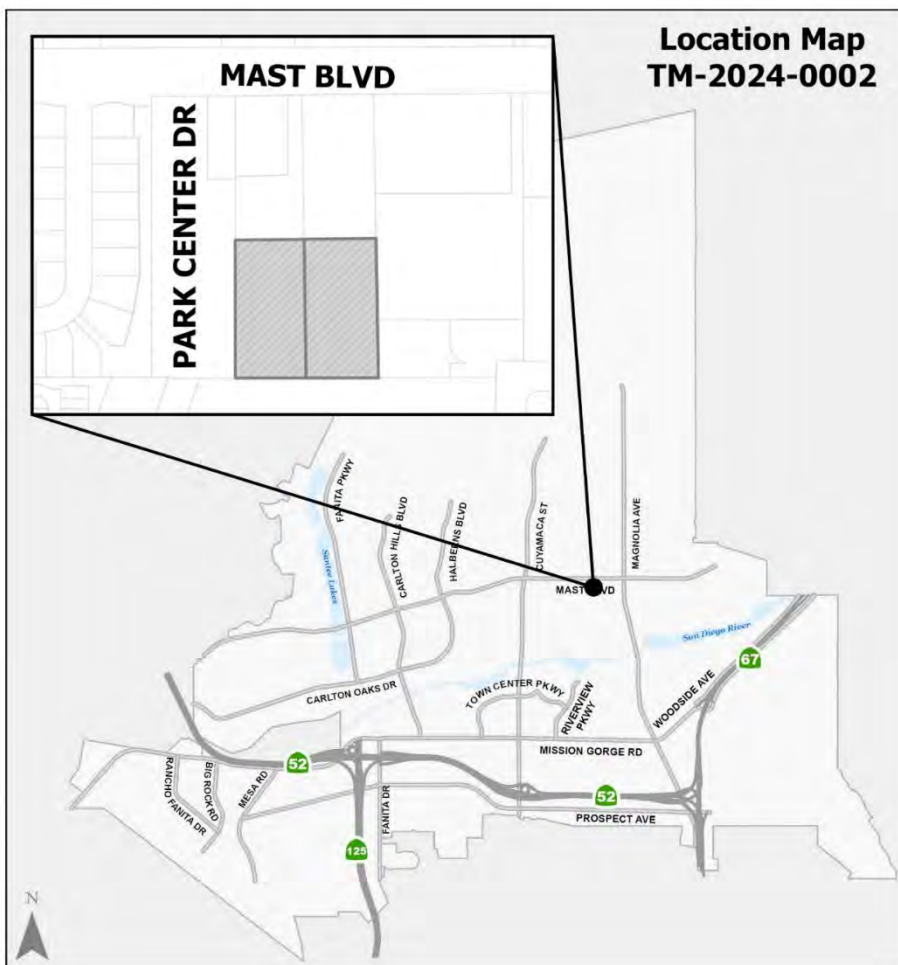
Staff Report
Aerial Vicinity Map
Project Plans
Class 32 CEQA Exemption Analysis
Resolutions

STAFF REPORT

PUBLIC HEARING FOR TENTATIVE MAP (TM-2024-0002), DEVELOPMENT REVIEW PERMIT (DR-2024-0004), AND ENVIRONMENTAL REVIEW (ENV-2025-0004) FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 53 UNITS AND RELATED SITE IMPROVEMENTS ON TWO LOTS TOTALING 2.3 NET ACRES LOCATED AT 701 PARK CENTER DRIVE (APN 381-032-07 & 08) IN THE TOWN CENTER SPECIFIC PLAN AREA WITH A MEDIUM-HIGH RESIDENTIAL (R-14) LAND USE DESIGNATION AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION.

**APPLICANT: CITY VENTURES
CITY COUNCIL MEETING
FEBRUARY 26, 2025**

On February 14, 2025 Notice of the Public Hearing was published in the East County Californian and 67 adjacent owners or residents of property within 300 feet of the request and other interested parties were notified by U.S. Mail.



A. SITUATION AND FACTS

1. Requested by City Ventures
2. Land Owner..... City Ventures
3. Type and Purpose of Request Tentative Map and Development Review for a multi-

	<u>family residential development consisting of 53 units.</u>
4. Location	<u>701 Park Center Drive</u>
5. Site Area	<u>2.3 net acres</u>
6. Number of lots	<u>Two</u>
7. Hillside Overlay	<u>No</u>
8. Existing Zoning.....	<u>Town Center - Residential 14-22 DU/AC (TC-R-14)</u>
9. Surrounding Zoning	North: <u>Neighborhood Commercial (NC)</u>
	South: <u>Town Center – Institutional (TC – Inst)</u>
	East: <u>Town Center – Residential 14-22 DU/AC (TC-R-14)</u>
	West: <u>Town Center – Parkway</u>
10. General Plan Designation	<u>Town Center (TC)</u>
11. Existing Land Use.....	<u>Vacant</u>
12. Surrounding Land Use.....	North: <u>Auto repair</u>
	South: <u>Nursing home</u>
	East: <u>Multi-family and single-family residential</u>
	West: <u>Open space and single-family residential</u>
13. Terrain	<u>Generally flat</u>
14. Environmental Status	<u>The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15332, In-Fill Development</u>
15. APN.....	<u>381-032-07 and 381-032-08</u>
16. Within Airport Influence Area	<u>Within Airport Influence Area 2; not within an Airport Safety Zone</u>

B. BACKGROUND

History:

On August 9, 2023, City Council approved Development Review Permit DR2022-5 to allow for the construction of a 54-unit apartment complex on the subject site. The project consisted of seven three-story buildings with units ranging in size from 810 square feet to 1,660 square feet.

Existing Conditions:

The vacant 2.3 net acre project site is located at 701 Park Center Drive, approximately 300 feet south of the intersection with Mast Boulevard. An auto repair shop (Phantastic Auto Repair) is located to the north, an apartment complex (The Addison) and a single-family home to the east, a nursing home (Edgemoor Hospital) to the south, and open space and single-family homes to the west. Annual brush and weed abatement for fire prevention has resulted in the site being disturbed with no habitat value.

C. PROJECT DESCRIPTION

Overview:

The proposed project is a multi-family residential development consisting of 53 units within 10 buildings with three-stories on two parcels in the Town Center Specific Plan (TCSP) area with a land use designation of R-14 (14-22 dwelling units per acre).

The project includes three floor plans that range in size from 1,345 square feet to 1,737 square feet with three bedrooms. The maximum building height would be 40 feet 3 inches. Each unit has an attached two-car garage and 14 guest parking spaces are provided. Within the 14 guest parking spaces are three electric vehicle (EV) charging spaces and one space accessible parking space consistent with the Americans with Disabilities Act (ADA). A new driveway on the east side of Park Center Drive will provide access to the site. Street improvements are required of the project, including repair or replacement of inadequate pavement and sidewalks and modified striping on Park Center Drive to provide a two-way left lane onto Mast Boulevard.

Approximately 18,085 square feet (18 percent of the site) of ornamental landscaping is proposed, including 50 trees, along with a variety of shrubs and ground cover plants. Gathering spaces and recreational amenities are provided such as an event lawn, a barbeque area with picnic tables, a social seating area, and child play structures.

Zoning Requirements:

This site has a General Plan designation of Town Center, is zoned Town Center (TC) and is governed by the TCSP that was initially adopted in 1986 with subsequent amendments. This site's TCSP land use designation was recently amended as part of the 6th Cycle Housing Element from High Density Residential (R-22) to Medium-High Density Residential (R-14). The base document for determining allowable uses as well as development standards is the TCSP. However, additional uses and standards are supplemented by the Zoning Ordinance.

D. ANALYSIS

General Plan Consistency:

This project is consistent with the goals, objectives, and policies of the General Plan. The project has a density of 20.8 units per gross acre, which is consistent with the R-14 TCSP land use designation. 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 identified as Site No. 19 in the Housing Element Sites Inventory that will help achieve the City’s moderate income housing needs. The City’s Regional Housing Needs Allocation for moderate income-level housing in the current housing cycle period (2021 to 2029) is 188 dwelling units. The proposed market rate for-sale units are considered affordable to moderate-income households.

Town Center Specific Plan and Zoning Ordinance Consistency:

This project is consistent with the goals and objectives of the TCSP. The building design is compatible with multi-family buildings in the vicinity, which features tile roofs and earth-toned colored stucco and emphasizes the area’s urban character. The project provides landscape buffers from the public right-of-way and adjacent properties. Furthermore, the proposed multi-family residential use is consistent with allowed uses in the TCSP Land Use Matrix.

Development Standards

The project is consistent with the development standards of the TCSP and the Zoning Ordinance for the Medium-High Density Residential (R-14) Zone/designation as shown in Table 1.

Table 1: Development Standards Summary (R-14)

	Required	Proposed
Density	14-22 dwelling units/acre	20.8 dwelling units/acre
Maximum Lot Coverage	60%	43%
Maximum Height	45 feet (four stories)	40 feet 3 inches (three stories)
Total Parking	120	120
Resident Parking	106	106
Guest Parking	14	14
EV Parking	2	3
Setbacks (Main Buildings)		
Front	10 feet	10 feet
Sides	10 feet	10 feet (both sides)
Rear	10 feet	10 feet

Architectural Style

The proposed townhome buildings incorporate architectural elements seen in Spanish Colonial Revival, Mission Revival, and Mediterranean style buildings common to Santee and California. The buildings feature stucco painted with earth-toned colors and s-tile roofs. Architectural details are provided to create visual interest and articulation such as wall plane projections, windowsill trim, decorative window shutters, awnings, metal balcony railings, and variation of roof lines. 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

The project site is surrounded by various land uses including an auto repair shop to the north, open space and single-family residential to the west, a nursing facility to the south, and an apartment building and single-family residence to the east. A Noise and Vibration Impact Analysis (Noise Analysis) was prepared in August 2024 for the proposed project. The Noise Analysis identified the auto repair shop to the north and the apartment building to the east as sources of noise within the vicinity of the project site. Noise measurements levels were taken at multiple locations at the project site. The assessments in the report for both interior and exterior noise determined that the noise levels for both exterior and interior areas would be below the City's standards. Located in a transitional area between varying residential scales and commercial structures and with adjacent pedestrian walking trails and open space areas, the project is designed to complement this existing urban form. The Town Center area has evolved into a vibrant community center with services and amenities that serve residential uses, including nearby restaurants and eateries, grocers, retail outlets, parkland, fitness centers, and a community center, all of which would be easily accessible and complemented by the proposed development.

Parking & Access

The parking standard as outlined in Section 13.24.040 of the Zoning Ordinance requires two spaces for each three-bedroom unit for resident parking and one guest parking space for every four units for guest parking. A total of 120 parking spaces are required for the project, of which 106 spaces are to be provided in two-car garages for residents and 14 spaces to be reserved for guests. The Zoning Ordinance requires that 13 percent of the required guest parking spaces be dedicated for EV charging. Two EV spaces are required, and three EV spaces are proposed. The site will be accessed from a new 30-foot-wide driveway on the east side of Park Center Drive, which meets City standards. The driveway will include decorative crosswalk pavers in accordance with the TCSP.

Traffic

The Transportation Analysis Screening for the project indicates approximately 424 daily vehicle trips would be generated, with approximately 10 percent, or 77 trips, occurring during the peak hour. A Vehicle Miles Traveled (VMT) or Level of Service (LOS) traffic analysis was not required based on the amount of daily vehicle trips.

Safe Routes to School:

This project would be served by Rio Seco for grades K-8th and Santana High School. Routes to both schools have existing sidewalks along their entire lengths.

Drainage:

The existing drainage generally slopes from the northeast portion of the site to the southerly property line where on-site stormwater and stormwater received from adjacent parcels to the north and east flow into an existing brow ditch on the adjacent

property to the south. The brow ditch directs runoff to a private storm drain system that flows south and releases into open space. Proposed modifications to the site include swales along the north, east, and west property line to capture off-site runoff and prevent comingling with onsite stormwater. Off-site runoff will be collected by a proposed bypass storm drain system and discharge into the existing 18” storm drain system located in Park Center Drive. On-site inlets and storm drains are proposed to collect and convey on-site runoff to proposed underground storage vaults for hydromodification management and 100-year detention. Proposed stormwater infrastructure will direct low flows to a Modular Wetlands System (MWS) for stormwater treatment and high flow will discharge to separate storm drain. After exiting the MWS, stormwater will be pumped and converge with the high flow storm drain into a junction structure. The junction structure will discharge into the existing 18” public system by connecting to an existing curb inlet on the east side of Park Center Drive.

Environmental Status:

The proposed project is exempt from the requirements of 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.

Development Impact Fees:

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

Drainage	\$ 36,780.05
Traffic Mitigation	\$ 177,057.45
Traffic Signal	\$ 24,805.15
Park-in-Lieu	\$ 633,814.35
Public Facilities	\$ 495,247.65
RTCIP Fee	\$ 152,378.18
Fire Facilities	\$ 166,793.25
Long Range Plan	\$ 7,698.15
Administration	\$ 30,843.92
Total	\$1,725,366.83

E. STAFF RECOMMENDATION

- 1) Conduct and close the public hearing.
- 2) Find Tentative Map TM-2024-0002 and Development Review Permit DR-2024-0004 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-2024-0002 per the attached Resolution; and
- 4) Approve Development Review Permit DR-2024-0004 per the attached Resolution.

AERIAL VICINITY MAP

TM-2024-0002/DR-2024-0004/ENV-2025-0004
701 Park Center Drive



The Project Plan attachment is available via the link below:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2025/02-26-2025-item-9-project-plan-attachment.pdf>

The Class 32 CEQA Exemption Analysis attachment is available via the link below:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2025/02-26-2025-item-9-class-32-ceqa-exemption-analysis.pdf>

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING TENTATIVE MAP (TM)-2024-002, DEVELOPMENT REVIEW PERMIT (DR-2024-0004), AND ENVIRONMENTAL REVIEW (ENV-2025-0004) FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 53 UNITS AND RELATED SITE IMPROVEMENTS ON TWO LOTS TOTALING 2.3 NET ACRES LOCATED AT 701 PARK CENTER DRIVE (APN 381-032-07 & 08) IN THE TOWN CENTER SPECIFIC PLAN AREA WITH A MEDIUM-HIGH RESIDENTIAL (R-14) LAND USE DESIGNATION AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION. (APPLICANT: CITY VENTURES)

**APPLICANT: CITY VENTURES
APN: 381-032-07 and 381-032-08
RELATED CASE FILES: DR-2024-0004 & ENV-2025-0004**

WHEREAS, on July 16, 2024, City Ventures submitted a complete application for a Tentative Map TM-2024-0002 and Development Review Permit DR-2024-0004 to construct a 53-unit multi-family residential development on two parcels (APNs 381-032-07 and 381-032-08) totaling 2.3 net acres located at 701 Park Center Drive in the Town Center Specific Plan (TCSP) Area with a Medium-High Density Residential (R-14) 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, the 2.3-acre project site is in the Housing Element Sites Inventory and the project would result in a net gain of 53 units for moderate-income households that would be added to the City's housing stock; and

WHEREAS, the project is consistent with the applicable General Plan Land Use Designation, all applicable General Plan policies, applicable goals and objectives of the TCSP, and the Zoning Ordinance land use regulations; and

WHEREAS, the proposed project is located within Airport Influence Area 2 of the Gillespie Field Airport Land Use Compatibility Plan and does not require review by the San Diego Airport Land Use Commission. On June 25, 2024, the Federal Aviation Administration determined that the project, as designed, presented no hazard to air navigation; 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 based on the project's residential use classification and number of units; and

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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-2024-0002 for public hearing on February 26, 2025; and

WHEREAS, on February 26, 2025, the City Council held a duly advertised public hearing on Tentative Map TM-2024-0002; and

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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 February 26, 2025, the City Council approved filing a CEQA Exemption pursuant to State CEQA Guidelines Section 15332 and determined that the project qualifies under the Class 32 categorical exemption. 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 (SMC) are made as follows:

- A. The Tentative Map as conditioned is consistent with all Elements of the Santee General Plan a because the site has a TC General Plan Land Use Designation that is implemented by the TC-R-14 Zoning Classification. The TC-R-14 zoning classification allows a residential density of 14 to 22 dwelling units per gross acre. The proposed Tentative Map includes 53 condominium units with a residential density of 20.8 dwelling units per acre.
- B. The 2.3-acre project site is in the Housing Element Sites Inventory and the project would result in a net gain of 53 units for moderate-income households that would be added to the City's housing stock.
 1. 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. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. The fees are to be used for and are needed for the impacts caused by the development to which they apply. At present, the fees are estimated to be as follows:

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Drainage	\$ 36,780.05
Traffic Mitigation.....	\$ 177,057.45
Traffic Signal	\$ 24,805.15
Park-in-Lieu.....	\$ 633,814.35
Public Facilities	\$ 495,247.65
RTCIP Fee.....	\$ 152,378.18
Fire Facilities.....	\$ 166,793.25
Long Range Plan. ..	\$ 7,698.15
Administration	\$ 30,843.92
Total	\$1,725,366.83

- 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 multi-family residential development within the proposed density. The use is compatible with surrounding 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.

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SECTION 3: Tentative Map TM-2024-0002, dated February 26, 2025 consisting of 10 townhome buildings with a total of 53 units, a private driveway, a parking area, and a common open space area on two lots totaling 2.3 net acres located at 701 Park Center Drive is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Development Review Permit DR-2024-0002.
- 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. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal. (Engineering)
- D. Prior to Building Permit issuance:
 - 1. **Street Improvement Plans** shall be submitted to the Engineering Department and will be completed and accepted prior to the issuance of a building permit for any given phase. Improvements will be phased to coincide with the specific development for any given phase. Phase specific conditions shall be specified at the time of approval for any given phase.

Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted, and an Encroachment Permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:

- a. Repair or replace failed or inadequate pavement to the centerline of the street and/or failed sidewalk on Park Center Drive to the satisfaction of the Director of Development Services.
- b. Construct a 30-foot wide driveway entrance on Park Center Drive per City of Santee Public Works Standard Drawing PW-21, modified to the satisfaction of the City Engineer.
- c. Modify the striping on Park Center Drive to a two-way left turn lane between the left turn pocket to turn onto Mast Boulevard and the left turn pocket to turn onto Edgemoor Hospital to the satisfaction of the City Engineer. The striping material shall be thermal plastic.

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d. Street improvement plans shall be one hundred percent (100%) complete at the time of plan submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:

- 1) 100 percent complete improvement plans
- 2) Estimate for the cost of construction
- 3) Resolution of Approval approving the project
- 4) Plan check fees

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

2. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit. (Engineering)
3. The applicant shall pay all development impact fees in effect at the time of issuance of building permits.
4. Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. 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 accordance with the Municipal Code.
5. Plot Plans shall be submitted to the Engineering Department and be completed and accepted prior to issuance of any building permits or start of construction of the street improvements. The plans shall be prepared at a scale of 1" = 20'. Plan format and content shall comply with Engineering Department standards. (Engineering)

E. Prior to Grading Permit Issuance:

1. Rough Grading Plans may be submitted to the Engineering Department and accepted prior to map recordation. The following conditions shall apply to acceptance of the grading plans and issuance of a grading permit:
 - a. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and shall be prepared at the same scale as the grading plans 1" = 20'. Design shall include a temporary

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high line for irrigation to permit slope planting to occur immediately following grading until such time as individual meters are installed to permit connection of the irrigation to the homeowner's meter.

- b. Project improvement plans shall be completed to the satisfaction of the Director of Engineering and ready for approval prior to the issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
 - c. Project plot plans shall be completed and approved prior to issuance of any building permits or the start of construction of the street improvements.
 - d. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
 - e. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
 - f. The grading plans shall be prepared at a scale of 1" = 20'. Plans shall include a note that requires immediate planting of all slopes within sixty days following installation of water mains to serve the project. Slope planting shall be fully established prior to occupancy of any unit.
 - g. Excess soil generated from grading operations shall be hauled to a legal dumping site as approved by the Director of Engineering.
 - h. 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.
 - 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.
2. Prior to first submittal of grading plans, the applicant shall obtain a Right-of-Entry permit from the County of San Diego to tie storm drain and sewer connections for the project into the existing County facilities located at the northern portion of the Edgemoor Hospital property. (Engineering)
 3. Construction Site Storm Water Compliance (Engineering):

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- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, WQ 2022-0057-DWQ) prior to start of construction. This project disturbs one or more acres of soil or disturbs less than one acre but is part of a larger common plan of development that in total disturbs one or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
 - b. Submit a copy of the draft project specific Storm Water Pollution Prevention Plan (SWPPP) to the City for review and approval. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list BMPs the applicant will use to protect storm water runoff and the placement of those BMPs. Section XIV of the Construction General Permit describes the SWPPP requirements.
4. A Waste Discharger Identification Number must be obtained from the State Water Resources Control Board prior to obtaining a grading permit. (Stormwater)
 5. The site shall be designed using gravity drainage and downward slopes for site drainage to the maximum extent practicable. (Engineering)
 6. Two or more pet waste stations shall be installed. Call out/identify their locations in the landscaping and/or grading plans sheets. (Stormwater)
- F. 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. To coordinate with the City's 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. (Engineering)
 2. If plans are 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: (Engineering)
 - a. Lot boundaries.
 - b. Lot numbers.
 - c. Subdivision boundary.

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- d. Right-of-way.
 - e. Street centerlines, and
 - f. Approved street names.
3. 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 SMC and shall be to the satisfaction of the City Engineer. (Engineering)
4. **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. (Engineering)

5. 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. (Engineering)
6. 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. (Engineering)
7. A grading permit to allow early subdivision grading in accordance with Section 11.40.155 of the Grading Ordinance may be obtained following approval of the Tentative Map.

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8. 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. (Engineering)
 - 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.

9. 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 BMPs to address water quality and hydromodification. An Operation and Maintenance (O & M) Plan describing maintenance requirements and costs for BMP maintenance and provision of maintenance verification will be provided. (Engineering)

The SWQMP shall include the following:

- a. Develop and implement appropriate BMPs to ensure that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWQMP.
- b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
- c. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding

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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 a 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 O&M Plan in accordance with the City of Santee BMP Design Manual.
10. 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 SWQMP.
11. The applicant shall make the following conveyances on the Final Map:
- a. Dedicate a visibility clearance easement at all street intersections in accordance with Section 13.10.050 of the Zoning Ordinance.
 - b. Dedicate drainage and access easements for all storm drainage improvements proposed for City maintenance.
 - c. Dedicate landscape maintenance easements for all landscaping proposed for City maintenance.
 - d. The applicant shall quitclaim the existing 5-foot SDG&E easement, as defined by Book 370, Page 113 of Official Records, recorded December 31, 1934.
 - e. Applicant shall vacate the excess right-of-way of approximately 6,636 square feet along Park Center Drive adjacent to the site such that the distance behind the curb is 10 feet.
 - f. Applicant shall vacate the existing 30-foot wide road easements as defined by document No. 1971-220040, recorded September 27, 1971; document No.

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1971-220041, recorded September 27, 1971; document No. 1973-30565, recorded February 5, 1973; document No. 1971-220042, recorded September 27, 1971; document No. 1971-199626, recorded September 2, 1971; and document No. 62528, recorded April 29, 1957.

G. During grading, site preparation or construction activities:

1. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
 - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
 - b. No work is permitted on Sundays or City Holidays.
 - c. No deliveries, including equipment drop-off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
 - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the Director of Engineering.

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

2. 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. (Engineering)
3. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.

H. Prior to Occupancy:

1. Provide two print copies and a digital copy of both the final approved SWQMP

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and the O & M Plan. (Engineering)

2. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: 'wet' signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation. (Engineering)
3. 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. (Engineering)
4. Provide a geotechnical study prepared in accordance with the requirements of the Santee General Plan. The study will be subject to independent third-party review to be paid for by the applicant. The applicant shall place a cash deposit with the Engineering Department in an amount satisfactory to the Director of Engineering to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. 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.

The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided. (Engineering)

5. Provide certification to the Director of Engineering that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. 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. (Engineering)
6. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
7. 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

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building pads are in conformance with the approved grading plans.

8. Applicants shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted. (Engineering)
9. 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, and one digital copy of the recorded map to the City for their permanent records. The mylars shall be in accordance with City standards in effect at the time of recordation.
10. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers. (Engineering)
11. Construct all improvements within the public right-of-way and improvements as shown on the approved plot plans. Improvements shall be completed to the satisfaction of the City Engineer. (Engineering)
12. To the maximum extent practicable, avoid intersection/overlap of sanitary sewer and storm drain systems. In areas where sanitary sewer and storm drain systems intersect, details and cross sections must be provided and show elevations of both pipes. Sanitary sewer pipes shall be placed at a lower elevation (e.g. beneath) storm drain pipes. (Engineering)
13. Full trash capture devices shall be installed in the two storm drain inlets located on either side of Park Center Drive, located just south of the project (COSID Nos. 1283 & 1284). (Stormwater)

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

SECTION 5: The terms and conditions of the Tentative Map TM-2024-0002 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-2024-002 expires on February 26, 2028 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

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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 SMC, 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 February 26, 2025.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$ 50.00. 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 26th day of February 2025, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING DEVELOPMENT REVIEW PERMIT (DR-2024-0004), AND ENVIRONMENTAL REVIEW (ENV-2025-0004) FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 53 UNITS AND RELATED SITE IMPROVEMENTS ON TWO LOTS TOTALING 2.3 NET ACRES LOCATED AT 701 PARK CENTER DRIVE (APN 381-032-07 & 08) IN THE TOWN CENTER SPECIFIC PLAN AREA WITH A MEDIUM-HIGH RESIDENTIAL (R-14) LAND USE DESIGNATION AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION. (APPLICANT: CITY VENTURES)

**APPLICANT: CITY VENTURES
APN: 381-032-07 and 381-032-08
RELATED CASE FILES: TM-2024-0002 & ENV-2025-0004**

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

WHEREAS, on July 16, 2024, City Ventures submitted a complete application for Development Review Permit DR-2024-0004 to construct a 53-unit multi-family residential development on two parcels (APNs 381-032-07 and 381-032-08) totaling 2.3 net acres located at 701 Park Center Drive in the TCSP Area with a Medium-High Density Residential (R-14) Land Use Designation and a TC Zoning Classification; and

WHEREAS, the 2.3-acre project site is in the Housing Element Sites Inventory and the project would result in a net gain of 53 units for moderate-income households that would be added to the City's housing stock; and

WHEREAS, the project is consistent with the applicable General Plan Land Use Designation, all applicable General Plan policies, applicable goals and objectives of the TCSP, and 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 2 of the Gillespie Field Airport Land Use Compatibility Plan and does not require review by the San Diego Airport Land Use Commission. On June 25, 2024, the Federal Aviation Administration determined that the project, as designed, presented no hazard to air navigation; 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 in effect at the time of issuance of building permits based on the project's residential use classification and number of units; and

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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, 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, 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, within a Planned Development Area, a 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-2024-0004 for public hearing on February 26, 2025; and

WHEREAS, on February 26, 2025, the City Council held a duly advertised public hearing on Development Review Permit DR-2024-0004; and

WHEREAS, the City Council considered the Staff Report, the California Environmental Quality Act (CEQA) Exemption, all recommendations by staff, public

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testimony, and all other relevant information contained in the administrative record regarding the project.

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

SECTION 1: On February 26, 2025, the City Council approved filing a 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.

SECTION 2: The findings in accordance with Section 13.08.080 of the Santee Municipal Code (SMC) for a Development Review Permit 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 SMC and TCSP because the TCSP prescribes multi-family residential as an allowable use, and the building and site design are consistent with the goals, objectives, and development standards in the TCSP. Additionally, all development standards are met, including density, landscaping, and building setbacks. The proposed project is consistent with the Fire Code and all proposed improvements will meet the public works standards of the City. The project proposes 20.8 dwelling units per gross acre which is within the allowed density range of 14 to 22 dwelling units per acre within the R-14 land use designation/zone. The proposed development is compatible with the existing multi-family residential development in the area.

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

The proposed development conforms to the General Plan in that the proposed multi-family development is permitted within the TCSP R-14 Medium-High Density Residential land use designation and public services and facilities will be available to serve the development. The project is consistent with the Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. The project includes 53 units amongst 10 buildings with architectural features such as varying rooflines, window sill trim, cornices, decorative shutters, and awnings. The proposed development would be compatible with nearby multi-family developments, including the Addison and Magnolia Lakes Condominiums

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located to the east of the project site and the Riverwalk Townhomes west of the project site.

SECTION 3: Development Review Permit DR-2024-0004 for a multi-family residential project located at 701 Park Center Drive (APN 381-032-07 and 381-032-08), is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Tentative Map TM-2024-0002.
- B. All construction shall be in substantial conformance with the approved plans dated February 26, 2025, as amended by this Resolution. (All Departments)
- C. The applicant shall comply with all applicable requirements of the SMC, Land Development Manual, and Public Works Standards of the City of Santee. (All Departments)
- D. The applicant shall obtain building permits, as necessary, for the proposed work in compliance with all applicable SMC sections, Uniform Building Code, California Building Code (CBC), Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, Public Works Standards of the City of Santee, and all requirements of the Fire Department. (All Departments)
- E. The project shall be compliance with the adopted California Building Standards Code at the time of building permit application and shall be subject to expirations for plan review per SMC Section 11.04.030 (Building)
- F. All building permits shall expire per the CBC, Section 105. (Building)
- G. Following project approval, the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within 30 days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect. (Planning)
- H. Minor or Major Revisions to the Development Review Permit, 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. (Planning)
- I. The applicant shall include provisions in their design contract with their design consultants that following approval by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies, as the City may deem appropriate. A letter of acknowledgement of this requirement from each design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer. (Engineering)

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J. Prior to Building Permit issuance:

1. All construction plans shall include the following notes (Planning):
 - a. Operations shall conform to SMC 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. The following shall be incorporated into the project construction plan: “Control of Construction Hours. Construction activities occurring as part of the project shall be subject to the limitations and requirements of Section 5.04.090 of the City Municipal Code which states that construction activities may occur between 7:00 a.m. and 7:00 p.m. Mondays through Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays.” (Planning)
3. A complete 40-amp electrical service and minimum AC Level 2 electrical vehicle charging station shall be installed in the garage for all units in accordance with the California Code of Regulations Title 24. (Building)
4. All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule. A sign legible at a distance of 50 feet 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.” (Planning and Building)

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 or bad muffler) and shall be required to implement reasonable measures to reduce noise levels. (Planning and Building)
5. The project shall provide and maintain a minimum of 14 on-site guest parking spaces. These parking spaces shall be properly signed (i.e. stenciled signage) as guest parking and shall not be used for permanent parking by residents. (Planning)
6. A landscape plan shall be submitted that meets the requirements of the City's Water Efficient Landscape Ordinance. The landscape plan shall be prepared by a licensed landscape architect, and the landscaping shall be to the satisfaction of the Planning & Building Director. (Planning)

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7. A bond, equal to the cost of full landscape installation, shall be deposited with the Planning & Building Department and retained for a minimum of one year or until the landscaping is established to the satisfaction of the Planning & Building Director. (Planning)
8. The landscape plan shall provide details for the recreation area required in accordance with Chapter 13.10 of the SMC. The amenities in the recreation area may be modified to include similar or higher quality features to the satisfaction of the Planning & Building Director. (Planning)
9. Provide a Construction and Demolition debris deposit as required by Chapter 9.04 of the SMC. (Planning)
10. 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 time of recordation. (Engineering)
11. The owner/owner's agent and/or responsible licensed builder shall be responsible for the development, implementation, and maintenance of an approved, written Site Safety Plan establishing a Fire Prevention Program at the project site that is applicable throughout all phases of the construction, repair, alteration, or demolition work. This plan shall be required to be submitted at the Construction Permit phase (CFC Chapter 33 & NFPA 241). (Fire)
12. Three fire hydrants are required for the project. The hydrants shall have one, 2 1/2" port and two, 4" ports. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Municipal Water District requirements. The exact installation location shall be approved by the Fire Department prior to installation via the grading permit plan review process (CFC §507.1). (Fire)
13. If the fire hydrants are to be privately owned, a deferred submittal is required for the private fire service main and private hydrant system and must be submitted to the Santee Fire Department (CFC §105.6.18). (Fire)
14. Fire apparatus access roads shall have an unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
15. A lighted directory map meeting the current Santee Fire Department standard shall be installed at each the driveway entrance (SMC §11.18.020(B)(4)). (Fire)
16. Each home shall have address numbers placed on the street side, near the roofline of the structures visible from the street. Numbers shall be block-style, a

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minimum of 6" in height, black in color (or other approved color), in contrast with their background (CFC §505.1). (Fire)

- 17. Automatic fire sprinkler systems are required for these structures. A deferred submittal is required for each structure and must be submitted to the Santee Fire Department (SMC §11.18.020(C)(1) & CFC §105.6.1). (Fire)
- 18. One or more exterior approved audio/visual device(s) shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system (SMC §11.18.020(C)(2)). (Fire)
- 19. A fire alarm control unit is required for the monitoring of valves controlling the water supply for the automatic sprinkler systems. A deferred submittal is required and must be submitted to the Santee Fire Department (CFC §903.4 & §105.6.6). (Fire)
- 20. An operational permit from the Santee Fire Department is required to operate a private fire hydrant system. The operational permit shall be applied for and obtained at the completion of the private fire service main and hydrant installation and acceptance (CFC §105.5.41). (Fire)
- 21. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an approved paved surface (SMC §11.18.020(B)(2)). (Fire)
- 22. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of a rough grading report, which shall include a compaction report prepared by the geotechnical engineer, and a certification by the project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans. (Engineering)
- 23. At present, the fees are estimated to be as follows:

a. Drainage	\$ 135,786
b. Traffic	\$ 156,403
c. Traffic Signal	\$ 16,165
d. Park-in-Lieu	\$ 488,024
e. Public Facilities.	\$ 400,892
f. RTCIP Fee	\$ 152,378.18
g. Fire Facilities.	\$ 166,793.25
h. Long Range Plan.	\$ 7,698.15
i. Administration	\$ 30,843.92

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Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. The drainage fee shall be calculated based on the actual impermeable area created by the project including off-site street improvements or other improvements beyond the project boundary. The applicant shall provide certification of final site and building areas by their engineer of work to be approved by the City Engineer for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in accordance with the Municipal Code. (Engineering)

K. Prior to Grading Permit Issuance:

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 descent.
2. Prior to the 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 acknowledgment form. The applicant shall retain documentation demonstrating attendance.

L. During grading, site preparation or construction activities:

1. All underground utilities, hydrants, water mains, curbs, gutters and sidewalks must be installed, and the drive surface shall be approved prior to combustibles being brought on site (SMC §11.18.020(B)(2)). (Fire)
2. 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. (Building and Planning)
3. 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 (SDAPCD) Rules 50, 51, 52, 54, and 55, Fugitive Dust Control. (Engineering)
4. 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. (Engineering)

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5. 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. (Building)
6. 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. (Building and Planning)
7. 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. (Planning)
8. The project shall comply with Chapters 9.02 and 9.04 of the SMC that pertain to solid waste management and demolition and construction debris recycling. (Building)
9. In conformance with the San Diego Air Pollution Control District (SDAPCD) Rule 67.0.1, Architectural Coatings, the project shall use low volatile organic compound (VOC) paints. (Building)
10. The project shall not include wood burning stoves or fireplaces. (Building)
11. 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 the bird breeding season (between January 15 and September 15). If vegetation is to be cleared during the bird 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. (Planning)
12. All vehicles, equipment, tools, and supplies shall stay within the limits of the impact area. Any planting stock to be brought onto the project site for landscaping shall first be inspected to ensure that it is free of pest species that could invade natural areas, including, but not limited to, Argentine ants (*Linepithema humile*), non-native fire ants (e.g., *Solenopsis invicta*), and other insect pests. (Engineering)

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Best management practices (BMP) features (e.g., silt fencing, straw wattles, and gravel bags) shall be installed where necessary to prevent off-site sedimentation. (Engineering)

13. 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. (Engineering)
14. A 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). (Engineering and Planning)
15. 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 (PRC) 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).

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Disposition of the resources shall be at the discretion of the City of Santee, but in accordance with the foregoing. (Engineering and Planning)

16. 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. (Engineering and Planning)
17. 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. (Engineering and Planning)
18. 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. (Engineering and Planning)

M. 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. (Engineering)
2. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers. (Planning)

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3. Submit to the City of Santee for review, the Covenants, Conditions, and Restrictions (CC&Rs) for the project. The CC&Rs shall be recorded prior to granting occupancy of the first unit. These CC&Rs should include discussion of, but are not limited to the following issues (Planning):
 - a. Prohibition on parking boats, recreational vehicles, etc. on the property.
 - b. Internal setbacks / building separations.
 - c. Individual lot coverage limitations.
 - d. Maintenance of private roads, water and sewer lines, and storm water facilities.
 - e. Maintenance of open space / common recreation areas
 - f. Maintenance of common walls and fences.
 - g. Future accessory structures standards such as carports, patio covers, gazebos, etc
- N. Upon establishment of the use pursuant to this Development Review Permit the following conditions shall apply:
1. All required landscaping shall be adequately watered and maintained in a healthy and thriving condition, free from weeds, trash, and debris. (Planning)
 2. The parking areas and driveways shall be well maintained, free of potholes, ruts, and cracks. (Planning)
 3. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within nine months of planting or additional landscaping, to be approved by the Planning & Building Director, shall be required in order to meet this standard. The developer shall be responsible for this planting even if their involvement in the project is otherwise complete. (Planning)

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, or any action relating to or arising out of its approval.

SECTION 5: The terms and conditions of Development Review Permit DR-2024-0004 shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Development Review Permit 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-2024-0004 expires on February 26, 2028 at 5:00 p.m. except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the City

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Planner 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 February 26, 2025.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "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 26th day of February 2025, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE

February 26, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF A PERMANENT LOCAL HOUSING ALLOCATION (PLHA) GRANT APPLICATION TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIRECTOR/DEPARTMENT

Marlene D. Best, City Manager *MDB*

SUMMARY

In September 2017, the California Legislature approved Senate Bill 2 (SB 2), known as the Building Homes and Jobs Act (Act), which established a \$75 recording fee on real estate documents to increase the supply of affordable housing. The Act establishes the Permanent Local Housing Allocation (PLHA) program administered by the California Department of Housing and Community Development (HCD). The PLHA provides a permanent source of funding to cities and counties to help meet the unmet need for affordable housing and increase the supply of affordable housing units.

Under the PLHA, funding is provided through formula grants to entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant program over a five-year funding period, as well as through a competitive grant program to non-entitlement jurisdictions. The City of Santee is an entitlement jurisdiction and is eligible to receive funding annually. Funding for each year for the PLHA is generated through a fee on real estate transactions, which may fluctuate from year to year. According to HCD, the City is currently eligible for \$433,336, which is the portion of the City's total allocation remaining for the last three funding periods of the five-year allocation. The City proposes using PLHA funds for the following purposes:

- Assisting persons who are experiencing homelessness or at risk of homelessness (Fiscal Year (FY) 2025-26)
- Accessibility modifications in lower-income owner-occupied housing, including manufactured homes (FY 2025-26)

The City of Santee has been allocated funds in the amount of \$229,843 for FY 2025-26 for the above activities.

ENVIRONMENTAL REVIEW

This action is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378.

FINANCIAL STATEMENT

There is no fiscal impact on the City's General Fund. *XY*

CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION *MDB*

1. Open, conduct and close the Public Hearing; and
2. Adopt the Resolution authorizing City staff to prepare and submit a PLHA Grant application to the California Department of Housing and Community Development.

ATTACHMENT

Resolution
PLHA Funding Allocation Plan



**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AUTHORIZING AND ADOPTING THE SUBMITTAL OF A PERMENANT LOCAL HOUSING
ALLOCATION PROGRAM (PLHA) GRANT APPLICATION TO THE STATE DEPARTMENT
OF HOUSING AND COMMUNITY DEVELOPMENT**

A necessary majority of the City Council of the City of Santee hereby consents to, adopts and ratifies the following resolution:

WHEREAS, the Department of Housing and Community Development (Department) is authorized to provide up to \$296 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2); and

WHEREAS, the State of California (State) Department of Housing and Community Development issued a Notice of Funding Availability (“NOFA”) dated October 15, 2024, under the Permanent Local Housing Allocation (PLHA) Program; and

WHEREAS, the City of Santee is an eligible local government which has applied for program funds to administer one or more eligible activities, or a Local or Regional Housing Trust Fund to whom an eligible local government delegated its PLHA formula allocation; and

WHEREAS, the Department may approve funding allocations for PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the Department and PLHA grant recipients.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. If Applicant receives a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Applicant may have with the Department.
2. Applicant is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix B of the current NOFA (\$806,244) in accordance with all applicable rules and laws.
3. Applicant hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the Applicant and the Department.
4. Pursuant to Section 302(c)(4) of the Guidelines, Applicant’s PLHA Plan for the 2019-2023 Allocations is attached to this resolution, and Applicant hereby adopts this PLHA

RESOLUTION NO. _____

Plan and certifies compliance with all public notice, public comment, and public hearing requirements in accordance with the Guidelines.

5. Applicant certifies that it has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a housing developer or program operator, but does not mean an administering Local Government to whom a Local Government may delegate its PLHA allocation.
6. Applicant certifies that its selection process of these subgrantees was or will be accessible to the public and avoided or shall avoid any conflicts of interest.
7. Pursuant to Applicant's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.
8. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.
9. The City Manager of the City of Santee is authorized to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant as the Department may deem appropriate

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 26th day of February 2025, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

RESOLUTION NO. _____

CERTIFICATE OF THE ATTESTING OFFICER

The undersigned, Officer of City Clerk, James Jeffries, does hereby attest and certify that the _____ Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the City of Santee which was duly convened and held on the date

stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

ATTEST: _____
James Jeffries, City Clerk

Exhibit A – PHLA Plan for the 2021-2023 Allocations



City of Santee
Permanent Local Housing Allocation (PLHA)
Funding Allocation Plan

For Public Review

In September 2017, the California Legislature approved Senate Bill 2 (SB 2), known as the Building Homes and Jobs Act (Act), which established a \$75 recording fee on real estate documents to increase the supply of affordable housing. The Act establishes the Permanent Local Housing Allocation (PLHA) program administered by the California Department of Housing and Community Development (HCD). The PLHA provides a permanent source of funding to cities and counties to help meet the unmet need for affordable housing and increase the supply of affordable housing units. HCD released its first Notice of Funding Availability for these funds on February 26, 2020.

Under the PLHA, funding is provided through formula grants to entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant (CDBG) program over a five-year funding period, as well as through a competitive grant program to non-entitlement jurisdictions. The City of Santee is an entitlement jurisdiction and is eligible to receive funding annually. Funding for each year for the PLHA is generated through a fee on real estate transactions, which may fluctuate from year to year. According to HCD, the City is currently eligible for \$433,336, which is the portion of the City's total allocation remaining for the last three funding periods of the five-year allocation. Specifically, \$229,843 in PLHA funding is available for Fiscal Year 2025/26.

The State requires entitlement jurisdictions to use PLHA funds to increase the supply of affordable housing. In order to receive PLHA funds, the City is required to submit a PLHA Plan detailing the manner in which allocated funds will be used; a description of the way the City will prioritize investments that increase the supply of housing for households at or below 60 percent of AMI; a description of how the Plan is consistent with the programs set forth in the City's Housing Element; and evidence that the Plan was authorized and adopted by resolution by the City Council and that the public had an adequate opportunity to review and comment on its content.

The City intends to utilize fifty-five percent of the program funding under the direction of eligible Activity (a)(6) assisting persons who are experiencing or at risk of homelessness,

including but not limited, providing, rapid rehousing, supportive/case management services that allow people to obtain and retain housing, and operating costs for navigation centers and emergency shelters. In compliance with the PHLA's Affordable Owner-Occupied Workforce Housing Requirements, forty percent of the allocation will be for Activity (a)(6) accessibility modifications in lower-income owner-occupied housing, including manufactured or mobile homes and the remaining five percent will be toward administration of the PLHA program.

The Santee City Council will consider approving a Resolution on February 26, 2025, authorizing the City to apply, submit and receive grant funds for the PLHA program. The deadline to submit the approved Resolution and PLHA application is **February 28, 2025**.

§302(c)(4) Plan

Rev. 10/28/2024

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.
 The City of Santee (City) plans on utilizing the allocated PLHA funds for the following two activities: Activity 6: Fifty-five percent of allocation towards assisting persons who are experiencing or at risk of homelessness, including but not limited to, providing rapid rehousing, supportive/case management services that allow people to obtain and retain housing, and operating costs for navigation centers and emergency centers. Activity 7: In compliance with the Affordable Owner-Occupied Works Housing Requirements, forty percent of the allocation will be used for accessibility modifications in lower-income owner occupied housing, including manufactured or mobile homes. The remaining five percent of funding will be used of administrative costs.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).
 The City of Santee's use of PLHA funds for Activity 6 will focus on households and individuals experiencing homelessness with income at or below 30% of Area Median Income. The City's PLHA funds for Activity 7 (accessibility modifications) will be directed towards household and individuals earning 60% or less of Area Median Income.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.
 Policy 4.2 of the City of Santee's Housing Sixth Cycle Housing Element provides that the City shall, "coordinate with local social service providers to address the needs of the City's homeless population. Provide funding to groups providing shelter and other services to the homeless." Upon notice of award of funding, the City will issue a request for qualifications to select a non-profit homeless services provider to conduct street outreach, providing supportive/case management services and temporary housing as part of an effort to secure more permanent housing for persons experiencing homelessness in Santee.

Activities Detail (Activities Detail (Must make a selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.
 The City of Santee intends to use PLHA funds for a non-profit homeless services provider that conduct street outreach to assist persons experiencing homeless to access permanent housing. While the City has experience working with a non-profit homeless services provider doing this type of work, the City's PLHA funded service provider will be selected through a request for qualifications/proposal process. It is further anticipated that the PLHA funded street outreach will also encompass services such as case management, temporary housing, and housing navigation services.

Complete the table below for each proposed Activity to be funded with 2021-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2021	2022	2023											
Type of Affordable Housing Activity	Street Outreach	Street Outreach	Street Outreach											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	55%	55%	55%											
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2021, 2022, 2023 only	203													203
§302(c)(4)(E)(ii) Projected Number of Households Served	192	96	74											362
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	N/A	N/A	N/A											

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.
 Upon the City's receipt of a standard agreement for the use of PLHA funds, the City will release a request for proposal/qualification to select and contract with a capable non-profit service provider. The street outreach program will begin shortly after contract execution which will on or shortly after July 1, 2025. The projected number of households served is based on the the City's Funding Year PLHA allocation and the City's prior experience providing similar homeless outreach services.

§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.
 The City of Santee plans to use PLHA funds for a non-profit services provider that will assist with the selection, screening and completion of accessibility modifications (e.g. wheel chair ramps, handrails, grab bars, flooring repairs to remove trip hazards) for low-income owner occupied housing, including mobile homes. The City will select the PLHA funded accessibility improvements provider through a request for qualifications/proposal process which will begin after the City receives a standard agreement for PLHA funds.

Complete the table below for each proposed Activity to be funded with 2021-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2021	2022	2023											
Type of Affordable Housing Activity	Accessibility modifications in Lower-income Owner-Occupied Housing	Accessibility modifications in Lower-income Owner-Occupied Housing	Accessibility modifications in Lower-income Owner-Occupied Housing											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	40%	40%	40%											
What Percentage of the Percentage Above Will be Used for Ownership Housing?	100%	100%	100%											
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	60%	60%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2021, 2022, 2023 only	406													406
§302(c)(4)(E)(ii) Projected Number of Households Served	12	6	5											23
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity	N/A	N/A	N/A											
§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity. Upon the City's receipt of a standard agreement for the use of PLHA funds, the City will release a request for proposal/qualification to select and contract with a capable non-profit accessibility improvements service provider. The accessibility improvements for low-income owner-occupied housing program will begin shortly after contract execution which will on or close to July 1, 2025. The projected number of households served is based on the the City's Funding Year PLHA allocation amount and the projected numbers served of another jurisdiction operating an accessibility improvement program similar to what the City of Santee hopes to implement.														
File Name:	Plan Adoption Reso			§302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.								Uploaded to HCD?	Yes	

Total Percentage of Funds Allocated Calculator (2021 - 2023)

2021 Allocation	
Admin	5%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2021	100%

2022 Allocation	
Admin	5%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2022	100%

2023 Allocation	
Admin	5%
Funds Allocated	95%
Total Percentage of Funds Allocated for 2023	100%

End of Document

MEETING DATE February 26, 2025

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AWARDING THE DESIGN-BUILD CONSTRUCTION CONTRACT FOR THE TEMPORARY FIRE STATION APPARATUS BAY (CIP 2024-36B) PROJECT TO HORIZONS CONSTRUCTION COMPANY INTERNATIONAL, INC., AND APPROPRIATING AN ADDITIONAL \$424,721 FROM THE GENERAL FUND TO THE CAPITAL IMPROVEMENT PROGRAM BUDGET FOR THE CONSTRUCTION OF A TEMPORARY FIRE STATION APPARATUS BAY AND LIVING QUARTERS, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTIONS 15301, 15303, AND 15304.

DIRECTOR/DEPARTMENT

Justin Matsushita, Fire
Carl Schmitz, Engineering

for C.S.

SUMMARY

This item requests City Council award the Design-Build construction contract for the Temporary Fire Station Apparatus Bay at the City Operations Center to Horizons Construction Company International, Inc. This project will construct a temporary Fire Station Apparatus Bay at the City of Santee Operations Center located at 9534 Via Zapador. This temporary apparatus bay will be adjacent to the temporary living quarters currently under construction and will provide a third Fire Station to the City of Santee. This temporary station will improve response times in the Southern portion of Santee as recommended by the Community Risk Assessment Long-Range Master Plan prepared in March 2023 by AP Triton.

Two requests for proposals (RFP) for Design-Build services to construct a temporary Fire Station Living Quarters (CIP 2024-36A) and an Apparatus Bay (CIP 2024-36B) were issued on December 29, 2023, and only one proposal for each project was received in response to the RFP's. The proposal for the Temporary Living Quarters totaled \$1,030,376.67, and the proposal for the Apparatus Bay totaled \$1,227,230.38. The proposals exceeded the total \$1,000,000 appropriated in the adopted FY 2024-2028 Capital Improvement Program budget for both projects and the proposals were rejected by staff. An additional appropriation of \$567,000 for the Temporary Fire Station was approved as part of the FY 23/24 Mid-Year budget adjustments, and an additional amount of \$424,721.00 from the general fund was identified by the City Council as available for the temporary fire station following the transfer of American Rescue Plan Act (ARPA) funding to the general fund at the November 12, 2024, City Council meeting. Staff request that the \$424,721 that was identified as general fund money that is available for the temporary fire station project be appropriated to the Capital Improvement Program budget. As a result of these prior transfers plus the requested appropriation of \$424,721 from the general fund, \$1,991,721 will be available for the Temporary Fire Station Living Quarters and Apparatus Bay Projects. On June 12, 2024, the City Council approved a resolution awarding the construction contract for the Temporary Fire Station Living Quarters (CIP 2024-36A) to Horizons Construction Company International Inc. in the amount of





\$612,283. An additional authorization of \$91,843 (15%) was authorized by the Fire Chief to approve change orders for a total cost not to exceed \$704,126.

As an alternative to the formal RFP process for Design-Build contracts, The Gordian Group (Gordian) was solicited to provide a Temporary Fire Station Construction proposal under the conditions of Sourcewell EZIQC Contract No CA-R9-GB-101723-HRZ. Horizons Construction Company International, Inc. was awarded Sourcewell Contract CA-R9-GB-101723-HRZ for General Contractor for Indefinite Delivery Indefinite Quantity Construction Contracts (IDIQ) with Gordian providing administration of the program for CA Region 9 on 12/01/23 through 12/24/24 with option of five (1) one-year extensions. Sourcewell modified Contract No CA-R9-GB-101723-HRZ on December 6, 2024, to renew it for the first of five (5) 12-month periods, ending December 5, 2025.

The design-build proposal submitted by Horizon Construction Company International, Inc., and the oversight contract management provided by Gordian, meets the City of Santee's purchasing requirements for the project. Staff recommends that the City Council authorize the City Manager to execute an Agreement with Horizons Construction Company International, Inc. to implement the Temporary Fire Station Apparatus Bay construction (CIP 2024-36B) project in the amount of \$1,007,367.44. Staff also requests authorization for the Fire Chief to approve change orders in a total amount not to exceed \$151,105 (15%) for additional design services, unforeseen items, and additional work. The total for this phase of the Temporary Fire Station construction (CIP 2024-36B) is \$1,158,472.44.

The construction of the Living Quarters (CIP 2024-36A) was awarded to Horizons Construction Company International, Inc. on June 12, 2024. The procurement of an emergency backup generator will be addressed under a separate contract.

ENVIRONMENTAL REVIEW

The project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities); Section 15303, Class 3 (New Construction or Conversion of Small Structures); and Section 15304, Class 4 (Minor Alternations to Land). The project is consistent with the Class 1 categorical exemption as it is located on a site developed with an existing facility (the City of Santee Operations Yard) and has available on-site utilities, including electricity, gas, sewer, and water. The project is consistent with the Class 3 categorical exemption because the proposed apparatus bay is less than 2,500 square feet in floor area and is intended for use as an apparatus parking structure that does not involve the use of significant amounts of hazardous substances. The project is consistent with the Class 4 categorical exemption because it involves minor grading work for preparation of the pre-disturbed pad on which the apparatus bay will be placed and includes minor trenching for connecting underground utilities to the apparatus bay. None of the exceptions to these categorical exemptions found in State CEQA Guidelines Section 15300.2 apply to the project.

FINANCIAL STATEMENT

This project is included in the adopted FY 2024-2028 Capital Improvement Program budget with a current budget totaling \$1,567,000. The approval of the additional appropriation of \$424,721 of General Fund resources will increase the Capital Improvement Program budget



for this project to \$1,991,721. Of the total project costs, \$1,491,721.00 will have been funded from the General Fund and \$500,000.00 from the EMS fund. The total amount needed for the Temporary Fire Station Apparatus Bay portion of the project is \$1,158,472.44.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MOB*

Adopt the Resolution:

1. Awarding the Design-Build construction contract to implement the Temporary Fire Station Apparatus Bay (CIP 2024-36B) Project to Horizons Construction Company International, Inc. for a total amount of \$1,007,367.44; and
2. Authorizing the Fire Chief to approve change orders in a total amount not to exceed \$151,105; and
3. Appropriate an additional \$424,721 from the general fund to the Capital Improvement Program budget; and
3. Finding the project exempt from the provisions of CEQA pursuant to Sections 15301, 15303, and 15304 of the CEQA Guidelines and authorizing the filing of a Notice of Exemption.
4. Authorizing the City Manager to execute all necessary documents.

ATTACHMENTS

Resolution

Proposal Summary

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
AWARDING THE DESIGN-BUILD CONSTRUCTION CONTRACT FOR THE
TEMPORARY FIRE STATION APPARATUS BAY (CIP 2024-36B) PROJECT TO
HORIZONS CONSTRUCTION COMPANY INTERNATIONAL, INC., AND
APPROPRIATING AN ADDITIONAL \$424,721 FROM THE GENERAL FUND TO THE
CAPITAL IMPROVEMENT BUDGET, AND FINDING THE PROJECT EXEMPT FROM
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA
GUIDELINES SECTIONS 15301, 15303, AND 15304**

WHEREAS, an additional fire station in the southern area of the City was identified as a needed facility to improve response times in the Community Risk Assessment Long-Range Master Plan prepared in March 2023 by AP Triton, LLC; and

WHEREAS, in response to the recommendations made by AP Triton, LLC, on December 29, 2023, the City of Santee issued two requests for proposals (RFP) for Design-Build services to construct temporary Fire Station Living Quarters (CIP 2024-36A) and an Apparatus Bay (CIP 2024-36B) at the City Operations Center located at 9534 Via Zapador; and

WHEREAS, only one proposal for each project was received in response to the RFP's; the proposal for the Temporary Living Quarters totaled \$1,030,367.67, and the proposal for the Apparatus Bay totaled \$1,227,230.38. The proposals exceeded the total \$1,000,000 appropriated in the adopted FY 2024-2028 Capital Improvement Program budget for both projects, and the proposals were rejected by staff; and

WHEREAS, an additional appropriation of \$567,000 was approved as part of the FY 23/24 Mid-Year budget adjustments, increasing the appropriated amount for the Temporary Fire Station Living Quarters and Apparatus Bay Projects to \$1,567,000; and

WHEREAS, an additional general fund amount of \$424,721 was identified by the City Council at the November 12, 2024 City Council meeting as available for completion of the temporary fire station following the transfer of American Rescue Plan Act (ARPA) funds into to the general fund; and

WHEREAS, the Temporary Fire Station Living Quarters (CIP 2024-36A) construction contract was awarded to Horizons Construction Company International Inc. for a total not to exceed \$704,126 by the City Council on June 12, 2024; and

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

WHEREAS, as an alternative to the formal RFP process for Design-Build contracts, The Gordian Group (Gordian) was solicited to provide a Temporary Fire Station Apparatus Bay Construction proposal under the conditions of Sourcewell EZIQC Contract No CA-R9GB-101723-HRZ; and

RESOLUTION NO. _____

WHEREAS, Horizon Construction Company International, Inc. was awarded Sourcewell Contract CA-R9-GB-101723-HRZ for General Contractor for Indefinite Delivery Indefinite Quantity Construction Contracts (IDIQ) with Gordian providing administration of the program for CA Region 9 on 12/01/23 thru 12/24/24, with option of five (1) one-year extensions; and

WHEREAS, Sourcewell modified Contract No CA-R9-GB-101723-HRZ on December 6, 2024 to renew it for the first of five (5) 12-month periods, ending December 5, 2025; and

WHEREAS, the design-build proposal submitted by Horizon Construction Company International, Inc., and the oversight contract management provided by Gordian, meets the City of Santee's purchasing requirements for the project; and

WHEREAS, the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities); Section 15303, Class 3 (New Construction or Conversion of Small Structures); and Section 15304, Class 4 (Minor Alternations to Land).; and

WHEREAS, none of the exceptions to the categorical exemptions found in the State CEQA Guidelines Section 15300.2 apply to the project; and

WHEREAS, Staff recommends utilizing the Sourcewell EZIQC Contract No CA-R9-GB-101723-HRZ and awarding the Design-Build Construction contract to Horizon Construction Company International, Inc. to construct the Temporary Fire Station Apparatus Bay at the City of Santee Operations Yard at 9534 Via Zapador.

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

1. Authorizes the award of the Design-Build construction contract to implement the Temporary Fire Station Apparatus Bay (CIP 2024-36B) Project to Horizon Construction Company International., Inc. for a total amount of \$1,007,367.44; and
2. Authorizes the appropriation of an additional \$424,721 from the general fund to the Capital Improvement Program budget for the construction of a Temporary Fire Station living quarters and apparatus bay; and
3. Authorizes the Fire Chief to approve change orders in a total amount not to exceed \$151,105; and
4. Finds the project exempt from the provisions of CEQA pursuant to Sections 15301, 15303, and Section 15304 of the CEQA Guidelines and authorizes the filing of a Notice of Exemption; and
5. Authorizes the City Manager to execute all necessary documents.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 26th day of February 2025, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK



Work Order Signature Document

EZIQC Contract No.: CA-R9-GB-101723-HRZ

New Work Order **Modify an Existing Work Order**

Work Order Number.: 138078.00 Work Order Date: 02/07/2025

Work Order Title: Santee - Apparatus Bay Project

Owner Name: City of Santee Contractor Name: Horizons Construction Co. Int'l, Inc.

Contact: Jan Sherar Contact: Kinan Kotrash

Phone: 619-258-4100 x212 Phone: (714) 626-0000

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of Sourcewell EZIQC Contract No CA-R9-GB-101723-HRZ.

Brief Work Order Description:

Time of Performance Estimated Start Date:
Estimated Completion Date:

Liquidated Damages Will apply: Will not apply:

Work Order Firm Fixed Price: \$1,007,367.44

Owner Purchase Order Number:

Approvals

City of Santee Date

Horizons Construction Co. Int'l, Inc. Date

Detailed Scope of Work

To: Kinan Kotrash
Horizons Construction Co. Int'l, Inc.
432 W. Meats Ave.
Orange, CA 92865
(714) 626-0000

From: Jan Sherar
City of Santee
10601 Magnolia Ave, Santee
Santee, CA 92071
619-258-4100 x212

Date Printed: February 07, 2025

Work Order Number: 138078.00

Work Order Title: Santee - Apparatus Bay Project

Brief Scope:

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Santee - Apparatus Bay Project
Detailed scope of work provided as attached document.

Subject to the terms and conditions of eziQC Contract **CA-R9-GB-101723-HRZ**.

Horizons Construction Co. Int'l, Inc.

Date

City of Santee

Date

138078.00 – Santee Apparatus Bay Project

Detailed Scope of Work

The project involves purchasing, assembling, and constructing a 40' x 40' prefab uninsulated apparatus bay by Sprung Structures. The scope includes exterior and interior work, site preparation, utility installation, and interior fit-out, including electrical, plumbing, mechanical, and fire safety systems.

1. Prefab Apparatus Bay Construction

1.1. Purchase and Delivery

- 1.1.1. Purchase a 40' x 40' prefab uninsulated apparatus bay by Sprung Structures.
- 1.1.2. Coordinate and manage the delivery to the designated construction site.

2. Exterior Site Work

2.1. Demolition and Grading

- 2.1.1. Demolish existing asphalt and any other obstructive materials where the building will be placed.
- 2.1.2. Perform rough grading and finish grading to prepare the site for construction.
- 2.1.3. Perform Compaction Testing and Recompact Subbase

2.2. Trenching for Underground Utilities

- 2.2.1. Excavate trenches for underground utility lines, including electrical and plumbing lines.
- 2.2.2. Install a Waterline connecting the existing building to the underground Apparatus Bay Rough-in.

2.3. Foundation and Slab

- 2.3.1. Install a new Concrete slab on grade and continuous footings with necessary Waterproofing for the apparatus bay
- 2.3.2. Install #4 Rebar both ways for Slab On Grade and (3) #5 Rebar Top and Bottom for the continuous footings

2.4. Assemble and Construction

- 2.4.1. Assemble and Erect the Prefab Uninsulated apparatus structure by Sprung Structures.
- 2.4.2. Install all construction components, including roofing, walls, and structural elements, to ensure structural integrity and compliance with local building codes.

3. Interior Work

3.1. Electrical Systems

- 3.1.1. Install Automatic Transfer Switch
- 3.1.2. Install camlock cables from the owner-furnished towable generator for the automatic transfer switch.

- 3.1.3. Electrician to ensure that the connection to the ATS will work with the ATS for the living quarters.
- 3.1.4. Install Ceiling Mounted Overhead Cord Reels (2) for Truck and Amulance Charging.
- 3.1.5. Run new wiring and Conduits for the Automatic Transfer Switch to Disconnect Switch.
- 3.1.6. Install New Disconnect Switch for the Apparatus Bay.
- 3.1.7. Install conduit and wiring for the building's electrical system
- 3.1.8. Electrical lighting fixtures are installed through the apparatus bay.
- 3.2. Plumbing Systems
 - 3.2.1. Install plumbing fixtures, including a stainless-steel kitchen 3-compartment sink.
 - 3.2.2. Ensure proper installation and compliance with local building codes.
- 3.3. Mechanical Systems
 - 3.3.1. Install a new vehicle exhaust unit for proper ventilation
- 3.4. Roofing and Skylights
 - 3.4.1. Install six roof skylights, ensuring proper sealing, weatherproofing, and ventilation.
- 3.5. Interior Fit-out
 - 3.5.1. Install Lockers as specified
 - 3.5.2. Construct new metal stud framing inside the apparatus building for designated areas.
 - 3.5.3. Furnish and Install necessary Electrical and Gas for new Washer and Dryer
 - 3.5.4. Furnish and Install (1) New Washer and (2) Dryers.

4. Fire Safety System

- 4.1. Fire Sprinkler System
 - 4.1.1. Install a 4" fire sprinkler lateral system throughout the 40' x 40' steel building.
 - 4.1.2. Include riser and trim installation for the sprinkler system.
 - 4.1.3. Utilize all necessary hardware, such as 316 nuts, T-bolts, plastic tape, etc.
 - 4.1.4. Install approximately 20 concrete thrust blocks to support the system.
 - 4.1.5. Run approximately 80 feet of C900 6" pipe DR14.3
- 4.2. Fire Hydrant and Valve Installation
 - 4.2.1. Install a new 6" gate valve.
 - 4.2.2. Install a new fire hydrant (Clow or Jons).
 - 4.2.3. Install a new 6" bury and gate valve.
 - 4.2.4. Install a new street valve cover.
 - 4.2.5. Install a new hot tap.
 - 4.2.6. Install a (1) new 6" backflow preventer.

5. Permits and Compliance

- 5.1. Obtain all necessary permits for construction, utility work, and fire safety installations.
- 5.2. Ensure all work complies with local and state regulations.

6. Project Management and Coordination

- 6.1. Coordination with all subcontractors and suppliers to ensure timely delivery and installation.
- 6.2. Schedule regular inspections and ensure all construction and installation phases meet the specified quality standards.

7. Completion and Handover

- 7.1. Conduct a final inspection to ensure all project aspects are completed satisfactorily.
- 7.2. Address any punch list items or deficiencies promptly.
- 7.3. Provide comprehensive documentation, including as-built drawings, warranties, and operation manuals.
- 7.4. Hand over the completed facility to the City of Santee with a final walkthrough and sign-off.

Contractor's Price Proposal - Summary

Date: February 07, 2025

Re: IQC Master Contract #: CA-R9-GB-101723-HRZ
Work Order #: 138078.00
Owner PO #:
Title: Santee - Apparatus Bay Project
Contractor: Horizons Construction Co. Int'l, Inc.
Proposal Value: \$1,007,367.44

Section - 01	\$236,425.73
Section - 02	\$7,672.48
Section - 03	\$42,359.28
Section - 07	\$17,222.61
Section - 08	\$31,409.02
Section - 09	\$4,218.37
Section - 10	\$9,366.72
Section - 11	\$5,379.54
Section - 13	\$500,045.78
Section - 22	\$26,278.55
Section - 23	\$64,101.45
Section - 26	\$30,496.18
Section - 31	\$16,863.91
Section - 32	\$10,501.71
Section - 33	\$5,026.11
Proposal Total	\$1,007,367.44

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: 48.81%

Contractor's Price Proposal - Detail

Date: February 07, 2025

Re: IQC Master Contract #: CA-R9-GB-101723-HRZ
 Work Order #: 138078.00
 Owner PO #:
 Title: Santee - Apparatus Bay Project
 Contractor: Horizons Construction Co. Int'l, Inc.
 Proposal Value: \$1,007,367.44

Sect.	Item	Mod.	UOM	Description	Line Total						
Labor	Equip.	Material	(Excludes)								
Section - 01											
1	01	22	16	00 0002	EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$22,215.18				
				Installation	Quantity	Unit Price	Factor	=	Total		
					20,195.62	x	1.00	x	1.1000	=	22,215.18
				Bond and Insurance 2%							
				\$985,152.26 x 0.02 = \$20,195.65							
2	01	22	16	00 0002	EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$55,640.00				
				Installation	Quantity	Unit Price	Factor	=	Total		
					52,000.00	x	1.00	x	1.0700	=	55,640.00
				Fire Sprinkler Design, Fire Sprinkler Work, and Fire Alarm work.							
3	01	22	20	00 0010	HR	Electrician For tasks not included in the Construction Task Catalog® and as directed by owner only.	\$5,033.28				
				Installation	Quantity	Unit Price	Factor	=	Total		
					48.00	x	98.00	x	1.0700	=	5,033.28
				2 Electrician for 3 Days to run Camlock cables and make necessary connection from towable generator to Transfer Switch and Disconnect Switch							
4	01	22	20	00 0037	HR	Plumber For tasks not included in the Construction Task Catalog® and as directed by owner only.	\$6,930.35				
				Installation	Quantity	Unit Price	Factor	=	Total		
					56.00	x	115.66	x	1.0700	=	6,930.35
				2 Plumbers for 3.5 Day to Make Necessary Connection to tie underground Water line into Apparatus Building and Existing Building. Run Gas Lines for Dryer.							
5	01	22	23	00 0006	WK	40' Engine Powered, Telescoping Boom Man Lift With Platform	\$2,562.22				
				Installation	Quantity	Unit Price	Factor	=	Total		
					2.00	x	1,197.30	x	1.0700	=	2,562.22
				40' High Man Boom Lift for two weeks							
6	01	22	23	00 0212	WK	8 To 10 Ton, 2 Drum Articulated Roller With Full-Time Operator	\$14,082.55				
				Installation	Quantity	Unit Price	Factor	=	Total		
					2.00	x	6,580.63	x	1.0700	=	14,082.55
				Compaction Roller for 2 Weeks for Compaction of Building Subgrade							
7	01	22	23	00 0291	MO	2,500 To 2,700 Lb. Capacity, 78" Wide, Tracked Skid-Steer Loader With Full-Time Operator	\$26,385.48				
				Installation	Quantity	Unit Price	Factor	=	Total		
					1.00	x	24,659.33	x	1.0700	=	26,385.48
				Skid Steer Loader for 1 Month for Rough Grade and Finish Grade for new Building Pad							

Contractor's Price Proposal - Detail Continues..

Work Order Number: 138078.00

Work Order Title: Santee - Apparatus Bay Project

Section - 01

8	01	22	23	00	0416	WK	6,000 Lb. Capacity, Mini-Excavator With Full-Time Operator						\$18,730.67
							Installation	Quantity	Unit Price	Factor	=	Total	
								3.00	5,835.10	1.0700		18,730.67	
							Mini Excavator for 3 Weeks						
9	01	22	23	00	1190	DAY	100 To 110 Ton Lift, Cable Controlled Lattice Boom, Truck Mounted Mechanical Crane With Full-Time Operator						\$20,455.14
							Installation	Quantity	Unit Price	Factor	=	Total	
								5.00	3,823.39	1.0700		20,455.14	
							Crane for 5 Days for Assembly of Pre Fab Building.						
10	01	22	23	00	1219	WK	8,000 Lb. Capacity, Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator						\$20,712.08
							Installation	Quantity	Unit Price	Factor	=	Total	
								3.00	6,452.36	1.0700		20,712.08	
							Forklift for 3 weeks						
11	01	22	23	00	1624	MO	6 CY Rear Dump Truck With Full-Time Truck Driver						\$20,298.52
							Installation	Quantity	Unit Price	Factor	=	Total	
								1.00	18,970.58	1.0700		20,298.52	
							Dump Truck for 1 Month for Hauling and Exporting of Material.						
12	01	45	23	00	0005	EA	6" Compaction Curves Soils Test, ASTM D-1557, Field Soils Test						\$1,210.56
							Installation	Quantity	Unit Price	Factor	=	Total	
								2.00	565.68	1.0700		1,210.56	
							Soils Compaction Test						
13	01	45	23	00	0075	EA	Swell Test, CA 305Includes compaction.						\$290.53
							Installation	Quantity	Unit Price	Factor	=	Total	
								2.00	135.76	1.0700		290.53	
							Swell Test for Soil						
14	01	71	13	00	0004	EA	First 25 Miles, Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy-duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.						\$7,876.54
							Installation	Quantity	Unit Price	Factor	=	Total	
								5.00	1,472.25	1.0700		7,876.54	
							Pick up and delivery of Equipment for Boom Lift, Mini Excavator, Skid Steer Loader, Compaction Roller, and Forklift.						
15	01	71	36	00	0004	EA	>1 To 4 Hours On Site, Electromagnetic (SIR/GPR) Survey, Earth, Concrete, Masonry Or Asphalt						\$3,696.57
							Installation	Quantity	Unit Price	Factor	=	Total	
								2.00	1,727.37	1.0700		3,696.57	
							Underground Investigation prior to Trenching for any Underground, Electrical Lines, Plumbing Lines, and Utility Lines						
16	01	74	19	00	0027	CY	Drop-Off Asphalt At Recycling Center						\$1,207.09
							Installation	Quantity	Unit Price	Factor	=	Total	
								42.00	26.86	1.0700		1,207.09	
							Dispose of Asphalt Pavement						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 138078.00

Work Order Title: Santee - Apparatus Bay Project

Section - 01

17	01	74	19	00	0031	CY	Drop-Off Dirt At Recycling Center		\$9,098.97	
							Quantity	Unit Price	Factor	Total
Installation							163.00	52.17	1.0700	9,098.97
							x	x	=	
Export of 104 CY of Dirt exported for new Concrete Slab and Footings.										
2400 SF x 14" (6" Concrete + 8" Base) = 103.70 CY = 104 CY										
Additional 8" For New Base										
2400 SF x 8" = 59.25 = 59 CY										
104 + 59 = 163 CY										

Subtotal for Section - 01

\$236,425.73

Section - 02

18	02	41	13	13	0020	SY	>3" To 6" By Machine, Break-up And Remove Bituminous Paving		\$6,430.88	
							Quantity	Unit Price	Factor	Total
Installation							267.00	22.51	1.0700	6,430.88
							x	x	=	
Demo and Remove of 267 SY of 4" Asphalt to Grade for New Slab On Grade and Footings for Building.										
19	02	41	19	13	0058	EA	Saw Cut Minimum ChargeFor projects where the total saw cutting charge is less than the minimum charge, use this task exclusively. This task should not be used in conjunction with any other tasks in this section.		\$1,241.60	
							Quantity	Unit Price	Factor	Total
Installation							1.00	1,160.37	1.0700	1,241.60
							x	x	=	
Saw Cutting for Asphalt Pavement for Opening Trench to install Water Line										

Subtotal for Section - 02

\$7,672.48

Section - 03

20	03	21	13	00	0095	LF	#4, Grade 60, Slab On Grade, Galvanized Steel Reinforcement Bar		\$1,349.91	
							Quantity	Unit Price	Factor	Total
Installation							760.00	1.66	1.0700	1,349.91
							x	x	=	
Install #4 Grade 60 Rebar for Slab On Grade										
21	03	21	13	00	0124	LF	#5, Grade 60, Elevated Slabs, Galvanized Steel Reinforcement Bar		\$3,433.54	
							Quantity	Unit Price	Factor	Total
Installation							1,326.00	2.42	1.0700	3,433.54
							x	x	=	
Install #5 Grade 60 Rebar For continuous Footings for Pre Fab for Building.										
22	03	31	13	00	0005	SF	6" 3,000 PSI Slab On Grade Concrete Slab Assembly		\$28,093.92	
							Quantity	Unit Price	Factor	Total
Installation							2,400.00	10.94	1.0700	28,093.92
							x	x	=	
Construct New 6" Concrete Slab for Apparatus Bay										
23	03	31	13	00	00050149		For 4,000 PSI Concrete, Add		\$1,001.52	
							Quantity	Unit Price	Factor	Total
Installation							2,400.00	0.39	1.0700	1,001.52
							x	x	=	
24	03	31	13	00	00050157		For >2,000 To 5,000, Add		\$2,028.72	
							Quantity	Unit Price	Factor	Total
Installation							2,400.00	0.79	1.0700	2,028.72
							x	x	=	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 138078.00

Work Order Title: Santee - Apparatus Bay Project

Section - 03

25	03	31	13	00	0019	CY	Concrete Pump, Place 3,000 PSI Concrete Continuous Footings Excludes pumping equipment.					\$5,557.79
						Installation	Quantity	Unit Price	Factor	=	Total	
							20.00	259.71	1.0700		5,557.79	
							Continuous Foundation Edge of Slab 24 Inches Wide by 16" Deep with three #5 Rebar Top and Bottom and #4 ties 24-inches on Center 24" x 16" x 200 LF = 19.75 CY = 20 CY					
26	03	31	13	00	00190032		For 4,500 PSI Concrete, Add					\$442.98
						Installation	Quantity	Unit Price	Factor	=	Total	
							20.00	20.70	1.0700		442.98	
27	03	31	13	00	00190040		For Up To 20, Add					\$450.90
						Installation	Quantity	Unit Price	Factor	=	Total	
							20.00	21.07	1.0700		450.90	

Subtotal for Section - 03

\$42,359.28

Section - 07

28	07	14	16	00	0008	SF	32 Mil, Fluid Elastomeric Copolymer Compound For Slabs					\$10,503.12
						Installation	Quantity	Unit Price	Factor	=	Total	
							2,400.00	4.09	1.0700		10,503.12	
							Apply waterproofing for the Concrete Slab					
29	07	19	13	00	0001	SF	Spray On Concrete, Acrylic Sealer					\$4,617.26
						Installation	Quantity	Unit Price	Factor	=	Total	
							1,860.00	2.32	1.0700		4,617.26	
							Apply Waterproofing for Concrete Footings.					
30	07	62	13	00	0026	SF	0.040" Thick, Mill Finish, Aluminum Flashing And Trim					\$1,681.40
						Installation	Quantity	Unit Price	Factor	=	Total	
							90.00	17.46	1.0700		1,681.40	
							Install Sheet Metal Trim Flashing for (6) Skylights on the roof of the apparatus building.					
31	07	62	13	00	00260001	MOD	For Up To 100, Add					\$420.83
						Installation	Quantity	Unit Price	Factor	=	Total	
							90.00	4.37	1.0700		420.83	

Subtotal for Section - 07

\$17,222.61

Section - 08

32	08	63	13	00	0164	EA	52-1/4" x 100-1/4" Inside Frame Dimensions, 10 Lb. Uplift Rated, Acrylic/Acrylic Double Glazed Prismatic Lens, Industrial Style Smoke Vent Dome, Aluminum Framed Skylight					\$31,409.02
						Installation	Quantity	Unit Price	Factor	=	Total	
							6.00	4,892.37	1.0700		31,409.02	
							Furnish and Install (6) skylights for Apparatus Bay.					

Subtotal for Section - 08

\$31,409.02

Section - 09

33	09	29	10	00	0006	SF	5/8" Gypsum Board					\$3,130.82
						Installation	Quantity	Unit Price	Factor	=	Total	
							1,540.00	1.90	1.0700		3,130.82	
							Install Gypsum Board on 2 Side for Metal Stud Wall.					

Contractor's Price Proposal - Detail Continues..

Work Order Number: 138078.00

Work Order Title: Santee - Apparatus Bay Project

Section - 09										
34	09	29	10	00	0038	SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board			\$1,087.55
							Quantity	Unit Price	Factor	Total
						Installation	1,540.00	x 0.66	x 1.0700	= 1,087.55
							Finishing of Gypsum Board Wall			
Subtotal for Section - 09										\$4,218.37

Section - 10										
35	10	51	13	00	0032	EA	15" x 15" x 72" Three Tier Institutional Or Corridor Locker			\$8,333.42
							Quantity	Unit Price	Factor	Total
						Installation	18.00	x 432.68	x 1.0700	= 8,333.42
							Furnish and Install (18) Floor Mounted Locker System.			
36	10	51	13	00	00320128		For 14 Gauge Doors, Add			\$1,033.30
							Quantity	Unit Price	Factor	Total
						Installation	18.00	x 53.65	x 1.0700	= 1,033.30
							Furnish and Install (2) 7.4 CF Smart Front Load Gads Dryer as Called our in the RFP			
Subtotal for Section - 10										\$9,366.72

Section - 11										
37	11	30	13	23	0005	EA	>4 To 5 CF, Top Load Washing Machine			\$2,211.63
							Quantity	Unit Price	Factor	Total
						Installation	1.00	x 2,066.94	x 1.0700	= 2,211.63
							Furnish and Install (1) 5.5 CF Top Loading Washing Machine as Called out in RFP			
38	11	30	13	23	0016	EA	>7 To 7.5 CF, Gas Dryer			\$3,167.91
							Quantity	Unit Price	Factor	Total
						Installation	2.00	x 1,480.33	x 1.0700	= 3,167.91
							Furnish and Install (2) 7.4 CF Smart Front Load Gads Dryer as Called our in the RFP			
Subtotal for Section - 11										\$5,379.54

Section - 13										
39	13	00	00	00	0006	LS	City of Santee Apparatus Bay 40' x 45'			\$268,410.23
						NPP	Quantity	Unit Price	Factor	Total
						Installation	1.00	x	x 1.1500	=
							Furnishing of 40' x 45' Apparatus Bay from Sprung Structures.			
40	13	00	00	00	0065	EA	Installation of 40' x 45' New Modular Apparatus Building Electrical and Mechanical			\$223,266.75
						NPP	Quantity	Unit Price	Factor	Total
						Installation	1.00	x	x 1.1500	=
							Installation of 40' x 45' New Modular Apparatus Building with Electrical and Mechanical Work.			
41	13	34	23	13	0040	EA	60-1/4" Long x 123-1/2" Wide Switchback Landing Section, Aluminum Modular Access Ramp			\$8,368.80
							Quantity	Unit Price	Factor	Total
						Installation	1.00	x 7,821.31	x 1.0700	= 8,368.80
							Furnish and Install New Modular Access Switchback Ramp for building. Ramp to Cover the for the Modular Living Quarter not the Apparatus Bay.			
Subtotal for Section - 13										\$500,045.78

Section - 22										
42	22	11	16	00	0407	LF	1-1/2" Hard Drawn Type K Copper Tube/Pipe			\$0.00
							Quantity	Unit Price	Factor	Total
						Installation	0.00	x 26.04	x 1.0700	= 0.00
							Furnish and Install 320 LF 1-1/2" Soft Drawn Copper Tube Piping for Hot and Cold water Line			

Contractor's Price Proposal - Detail Continues..

Work Order Number: 138078.00

Work Order Title: Santee - Apparatus Bay Project

Section - 22

43	22	11	16	00	0447	LF	1-1/2" Soft Drawn Type K Copper Tube										\$10,631.52	
						Installation	Quantity	Unit Price	Factor	=	Total							
							320.00	31.05	1.0700		10,631.52							
							Furnish and Install 320 LF 1-1/2" Soft Drawn Type K Copper Tube Piping for Hot and Cold water Line											
44	22	11	16	00	04470119	MOD	For >200, Deduct											
						Installation	Quantity	Unit Price	Factor	=	Total							
							320.00	-2.26	1.0700		-773.82							
45	22	11	19	00	0397	EA	1-1/2" Threaded Reduced Pressure Zone Assembly With Quarter Turn Shut-offs And Strainer (Watts LF909M1QT-S)											
						Installation	Quantity	Unit Price	Factor	=	Total							
							1.00	4,848.49	1.0700		5,187.88							
							Furnish and Install (1) Backflow Preventers											
46	22	11	19	00	0525	EA	1-1/4" To 2" Diameter Air Gap For Backflow Preventer											
						Installation	Quantity	Unit Price	Factor	=	Total							
							1.00	165.84	1.0700		177.45							
47	22	13	13	00	0025	EA	Floor Mounted Service Sink, Double Fixture Rough-In, Cast Iron Waste And Vent PipeIncludes cast iron waste and vent pipe and copper domestic supply. Excludes fixture and faucet.											
						Installation	Quantity	Unit Price	Factor	=	Total							
							1.00	1,237.89	1.0700		1,324.54							
							Rough In for New Multi-station Sink											
48	22	13	19	13	0028	EA	6" x 6" Floor Drain With 2" Bottom Outlet, Nikaloy Top											
						Installation	Quantity	Unit Price	Factor	=	Total							
							1.00	1,036.58	1.0700		1,109.14							
							Furnish and Install (1) Floor Sink at New Sink Installation											
49	22	34	30	19	0002	EA	40 Gallon, Power-Vent, Gas Domestic Water Heater (A. O. Smith GPVH-40)											
						Installation	Quantity	Unit Price	Factor	=	Total							
							1.00	2,711.49	1.0700		2,901.29							
							Furnish and Install (1) 40 Gallon Gas Domestic Water Heater as Called out in RFP											
50	22	42	16	16	0068	EA	Stainless Steel Sink With One 24" x 24" x 14" Depth Compartment And Drain Board, 14 Gauge Stainless Steel With Tubular Adjustable Legs (Advance Tabco 94-41-24-24L)											
						Installation	Quantity	Unit Price	Factor	=	Total							
							1.00	4,399.22	1.0700		4,707.17							
							Furnish and Install (1) Stainless Steel Sink with Drainboard as Called out in RFP											
51	22	42	39	00	0019	EA	Brushed Nickel Single Handle Kitchen Faucet With Integrated Spray (Elkay LKGT1041NK)											
						Installation	Quantity	Unit Price	Factor	=	Total							
							1.00	947.08	1.0700		1,013.38							
							Furnish and Install (1) Sink Kitchen Faucet for Stainless Steel Sink											

Subtotal for Section - 22

\$26,278.55

Section - 23

52	23	35	16	16	0004	EA	Magnatrack System For Two Vehicles (2 Each 30" Tracks)											
						Installation	Quantity	Unit Price	Factor	=	Total							
							1.00	59,907.90	1.0700		64,101.45							
							Furnish and Install New Vehicle Exhaust System. (2) Plymovent Sliding balancer track vehicle exhaust removal system with one 5" magnetic nozzle on each drop and one each conical tailpipe adapter and Plymovent 2HP 208V1ph blower and OS-3 control operating system with wireless receiver and long range antenna. Two wireless transmitters supplied for customer installation into their apparatus'											

Contractor's Price Proposal - Detail Continues..

Work Order Number: 138078.00
Work Order Title: Santee - Apparatus Bay Project

Subtotal for Section - 23							\$64,101.45	
Section - 26								
53	26	05	19	16	0785	EA	50', 10-4, SEOWW, Extension Cord Reel (Reelcraft L 7050 104 X 1)	\$3,775.94
						Installation	Quantity 2.00 x Unit Price 1,764.46 x Factor 1.0700 = Total 3,775.94	
54	26	05	33	13	1904	EA	3" Schedule 40 Polyvinyl Chloride (PVC) Conduit 45 Degree Elbow, Direct Burial	\$5,717.87
						Installation	Quantity 70.00 x Unit Price 76.34 x Factor 1.0700 = Total 5,717.87	
							Run 70 LF of 3" Schedule 80 PVC Piping to Living Quarters Structure.	
55	26	05	33	13	19040054		For Schedule 80, Add	\$969.96
						Installation	Quantity 70.00 x Unit Price 12.95 x Factor 1.0700 = Total 969.96	
56	26	24	19	00	0620	EA	200 Amperes, Fusible Main Disconnect Section	\$5,776.03
						Installation	Quantity 1.00 x Unit Price 5,398.16 x Factor 1.0700 = Total 5,776.03	
							Furnish and Install 200 Amps Disconnect Switch for Generator to Transfer Switch.	
57	26	36	23	00	0014	EA	260 Amperes, Automatic Transfer Switch, 3 Pole Circuit Breaker, NEMA 1 Enclosure (Cummins OTPC260)	\$11,850.96
						Installation	Quantity 1.00 x Unit Price 11,075.66 x Factor 1.0700 = Total 11,850.96	
							Furnish and Install (1) Automatic Transfer Switch for Emergency Generator.	
58	26	36	23	00	00140388	MOD	For NEMA 3R Enclosure, Add	\$1,643.04
						Installation	Quantity 1.00 x Unit Price 1,535.55 x Factor 1.0700 = Total 1,643.04	
59	26	36	23	00	0053	EA	Auxiliary Contacts For Automatic Transfer Switch	\$762.38
						Installation	Quantity 2.00 x Unit Price 356.25 x Factor 1.0700 = Total 762.38	
							install (2) Auxiliary Contacts for the Automatic Transfer Switche	
Subtotal for Section - 26							\$30,496.18	
Section - 31								
60	31	22	19	13	0003	SF	Trim And Shape Machine Excavated Area By Hand Finish Grade	\$3,172.02
						Installation	Quantity 2,450.00 x Unit Price 1.21 x Factor 1.0700 = Total 3,172.02	
							Shaping of Excavated Area at Building.	
61	31	23	16	13	0005	CY	Over 12" Wide, Excavation for Trenching by Machine in Loose RockIncludes compacted aggregate	\$691.49
						Installation	Quantity 47.00 x Unit Price 13.75 x Factor 1.0700 = Total 691.49	
							Excavation for Trenching of Water line to connect building and Apparatus bay	
							140 LF x 3' x 3' Depth = 47 CY	
62	31	23	16	13	00050063		For >20 To 50, Add	\$518.49
						Installation	Quantity 47.00 x Unit Price 10.31 x Factor 1.0700 = Total 518.49	
63	31	23	16	13	0012	CY	Backfilling or Placing Subbase for Trenches with Imported or Stockpiled Materials by Machine	\$311.13
						Installation	Quantity 67.00 x Unit Price 4.34 x Factor 1.0700 = Total 311.13	
							Backfilling of Open Trench after installation of Water line piping that connect existing building to apparatus bay.	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 138078.00

Work Order Title: Santee - Apparatus Bay Project

Section - 31										
64	31	23	16	13 00120068	For >20 To 50, Add				\$163.95	
					Installation	Quantity	Unit Price	Factor	Total	
						47.00	3.26	1.0700	163.95	
						x	x	=		
65 31 23 16 13 0015										
					CY	Compaction of Fill or Subbase for Trenches by Vibratory Plate, Air Tamper, Etcetera				\$602.91
					Installation	Quantity	Unit Price	Factor	Total	
						67.00	8.41	1.0700	602.91	
						x	x	=		
					Compaction of Open Trenching					
					140 LF x 3' Wide x 3' Depth = 47 CY					
66 31 23 16 13 00150073										
					For >20 To 50, Add	Quantity	Unit Price	Factor	Total	
					Installation	47.00	6.31	1.0700	317.33	
						x	x	=		
67 31 23 16 36 0003										
					CY	Excavation For Building Foundations And Other Structures By Skid-Steer Loader In Soil				\$1,123.93
					Installation	Quantity	Unit Price	Factor	Total	
						104.00	10.10	1.0700	1,123.93	
						x	x	=		
					Excavation of Building Foundation					
68 31 23 16 36 00030016										
					For >50 To 250, Add	Quantity	Unit Price	Factor	Total	
					Installation	104.00	4.04	1.0700	449.57	
						x	x	=		
69 31 23 16 36 0021										
					CY	Compaction Of Fill Or Subbase For Building Foundations and Other Structures by Vibratory Plate, Air Tamper, Etcetera				\$4,564.19
					Installation	Quantity	Unit Price	Factor	Total	
						320.00	13.33	1.0700	4,564.19	
						x	x	=		
					Compaction of Both Crushed Aggregate Base for Concrete Slab and Native Soil for Aggregate Base.					
70 31 23 16 36 00210025										
					For >250 To 500, Add	Quantity	Unit Price	Factor	Total	
					Installation	320.00	2.00	1.0700	684.80	
						x	x	=		
71 31 23 16 36 0024										
					SY	Rough Grading For Building Foundations And Other Structures by Machine				\$374.25
					Installation	Quantity	Unit Price	Factor	Total	
						267.00	1.31	1.0700	374.25	
						x	x	=		
					Rough Grade for Building Foundations					
72 31 23 16 36 0025										
					SY	Finish Grading For Building Foundations And Other Structures by Machine				\$602.81
					Installation	Quantity	Unit Price	Factor	Total	
						267.00	2.11	1.0700	602.81	
						x	x	=		
					Finish Grade for Building Foundations.					
73 31 24 13 00 0017										
					CY	Spread And Shape Imported Or Stockpiled Material For Roadways, Parking Areas, Landscaping and Embankments By Machine				\$2,859.04
					Installation	Quantity	Unit Price	Factor	Total	
						320.00	8.35	1.0700	2,859.04	
						x	x	=		
					Spread Shaping of Subgrade and Sub base for Building					
74 31 24 13 00 00170046										
					For >250 To 500, Add	Quantity	Unit Price	Factor	Total	
					Installation	320.00	1.25	1.0700	428.00	
						x	x	=		
Subtotal for Section - 31									\$16,863.91	

Section - 32

Contractor's Price Proposal - Detail Continues..

Work Order Number: 138078.00

Work Order Title: Santee - Apparatus Bay Project

Section - 32

75	32	01	17	63	0022	EA	Asphalt Placement For Small Repair Areas, Hot Mix Modified, Up To 3 Tons	For small areas of existing asphalt is removed to allow work such as trenching across or in a road, excavating a drainage structure, uncovering a utility line, etc.	\$2,566.59	
						Installation	Quantity	Unit Price	Factor	Total
							1.00	2,398.68	1.0700	2,566.59
							Repatching of Asphalt after backfilling of open trench			
76	32	11	23	16	0008	SF	8" Crushed Aggregate Base Course For Sidewalks			\$7,216.08
						Installation	Quantity	Unit Price	Factor	Total
							2,400.00	2.81	1.0700	7,216.08
							Place 8" Crush Aggregate Base underneath new 6" Concrete Slab			
77	32	11	23	16	00080011		For >1,000 To 2,500, Add			\$719.04
						Installation	Quantity	Unit Price	Factor	Total
							2,400.00	0.28	1.0700	719.04

Subtotal for Section - 32

\$10,501.71

Section - 33

78	33	31	11	00	0112	EA	4" Polyvinyl Chloride (PVC) Cleanout Tees With Plug, Sewer And Drain			\$1,380.19
						Installation	Quantity	Unit Price	Factor	Total
							2.00	644.95	1.0700	1,380.19
							Install 2 Sewer Cleanout for New 4" PVC Piping			
79	33	31	11	00	0146	LF	4" Gasketed SDR 35 Polyvinyl Chloride (PVC) Pipe			\$3,645.92
						Installation	Quantity	Unit Price	Factor	Total
							180.00	18.93	1.0700	3,645.92
							Run 180 LF of 4" SDR -35 Pipe for Sewer Line			

Subtotal for Section - 33

\$5,026.11

Proposal Total

\$1,007,367.44

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: 48.81%

Subcontractor Listing

Date: February 07, 2025

Re: IQC Master Contract #: CA-R9-GB-101723-HRZ
Work Order #: 138078.00
Owner PO #:
Title: Santee - Apparatus Bay Project
Contractor: Horizons Construction Co. Int'l, Inc.
Proposal Value: \$1,007,367.44

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		\$0.00	0.00

MEETING DATE February 26, 2025

ITEM TITLE FISCAL YEAR 2024-25 OPERATING BUDGET UPDATE AND RESOLUTION AMENDING THE FISCAL YEAR 2024-25 BUDGET

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

The operating budget for fiscal year 2024-25 was adopted by the City Council on June 26, 2024. The attached staff report and schedules provide an update on the current fiscal year budget, including amendments to the budget reflecting changes in revenue estimates, and proposed appropriation adjustments.

ENVIRONMENTAL REVIEW

The proposed FY 2024-25 Operating Budget Update is not a “project” as defined by the California Environmental Quality Act (“CEQA”) because it involves the creation of a government funding mechanism or fiscal activity of government and does not commit the City to a specific project. Further, the proposed budget update does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines § 15378.) Any necessary compliance with the CEQA for individual projects would be required prior to construction authorization.

FINANCIAL STATEMENT

The fiscal year 2024-25 General Fund operating budget, as amended, reflects estimated revenues totaling \$63.9 million and operating expenditure appropriations totaling \$61.8 million. Other sources of funds include \$43,200 and other uses of funds total \$1.5 million which includes capital improvement program and other interfund transfers, as well as a supplemental payment towards the City’s unfunded pension liability and a set-aside fund for artificial turf replacement. The projected available unrestricted fund balance at June 30, 2025 of \$16.7 million represents 27.3% of the annual General Fund operating expenditures.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MAB*

1. Adopt the attached resolution approving the Amended FY 2024-25 Budget as outlined in the staff report and its attachments, including the General Fund expenditure and revenue allocation adjustments.
2. Consider the additional requests submitted by departments provided in Attachment 5, as well as other uses of excess funds, at the City Council retreat on February 27, 2025.
3. Provide direction to staff on the use and appropriation of excess General Fund unrestricted fund balance at the March 12, 2025, City Council meeting.

ATTACHMENTS

1. Staff Report
2. General Fund Summary
3. General Fund Revenue Detail
4. General Fund Appropriation Adjustments
5. FY 2024-25 Mid-Year Additional Appropriation Requests
6. Resolution Amending the Operating Budget for Fiscal Year 2024-25

STAFF REPORT

FISCAL YEAR 2024-25 OPERATING BUDGET UPDATE AND RESOLUTION AMENDING THE OPERATING BUDGET FOR FISCAL YEAR 2024-25

CITY COUNCIL MEETING
FEBRUARY 26, 2025

Overview

With a history of sound fiscal responsibility, the City of Santee has weathered the past few years well. Through a combination of stronger than anticipated revenues and budgeted expenditure savings, the City ended last fiscal year with an available General Fund unrestricted fund balance of \$16.0 million which is \$3.3 million better than expected when the current fiscal year budget was developed. Contributing to this overall change in fund balance is a \$1.3 million increase in revenue, including \$206,300 from property taxes, \$235,440 from sales tax and \$435,900 in interest income, and significant expenditure savings across all departments, including \$1.0 million in salary and benefit savings mostly due to vacancies.

The following discussion and schedules present updated revenue projections for FY 2024-25 and proposed expenditure appropriation adjustments. The Amended Operating Budget for Fiscal Year 2024-25, as presented, is a balanced budget which provides for a projected unrestricted fund balance at June 30, 2025 of \$16.7 million or 27.3 percent of annual General Fund operating expenditures. Unrestricted fund balance in excess of the City's 22% minimum reserve policy will provide resources necessary to navigate through the current inflationary environment that will impact City contracts, address uncertainty created by national and global events, meet continued increases in CalPERS retirement costs and address CalPERS unfunded liabilities. In addition, the unrestricted fund balance can also provide an opportunity to allocate additional resources towards meeting current and future infrastructure and public facility needs.

General Fund Proposed Budget Summary FY 2024-25 Mid-Year Amended Budget	
Revenues	\$ 63,900,740
Expenditures	(61,767,590)
Revenues Over Expenditures	2,133,150
Other Financing Sources	43,200
Other Financing Uses:	
Transfers to Other Funds	(460,020)
Transfers to Capital Improvement Program	(337,400)
Unfunded Liability Payments (CalPERS)	(600,000)
Set Aside for Turf Replacement	(100,000)
Available Fund Balance, July 1, 2024	16,027,690
Available Fund Balance, June 30, 2025	\$ 16,706,620

General Fund Revenues

General Fund revenues for FY 2024-25 are projected to total \$63.9 million, a \$1.4 million increase from the current budget estimate. The following is a discussion of key revenue updates.

Property Taxes: Property Taxes represent 41.3 percent of General Fund revenues and are received based on net taxable assessed valuation. Citywide net taxable assessed valuation increased by 5.23 percent in FY 2024-25. This growth is fueled by increases in residential and new construction and real estate values. Property tax revenues are projected to total \$26.4 million in FY 2024-25, an increase of \$941,600 from the previous fiscal year and \$228,500 more than the FY 2024-25 original budget estimate.

Sales Tax: Sales Tax represents 27.3 percent of General Fund revenues and is projected to total \$19.9 million in FY 2024-25. This represents a \$145,600 increase over the prior fiscal year. Due to the fluctuations in revenue from quarter to quarter, sales tax revenue can be difficult to predict. For this reason, no changes are being proposed to the sales tax revenue budget at this time.

Franchise Fees: Franchise Fees represent the third largest discretionary source of revenue and are received from Waste Management, San Diego Gas & Electric (SDG&E), Cox Communications and AT&T. Franchise Fees are projected to total \$4.2 million in FY 2024-25. As continues to be the case, expected increases from Waste Management and SDG&E are partially offset by expected decreases from Cox Communications and AT&T.

Transient Occupancy Tax: Transient Occupancy Tax (TOT) revenue continues to grow but at a much slower pace than in prior years. TOT revenue is projected to total \$796,900 in FY 2024-25. This represents a 2.4 percent growth from the prior fiscal year.

Emergency Medical Services (EMS) Revenue: Paramedic Program Revenue is projected to total \$6.2 million in FY 2024-25. This is an increase of \$1.3 million from the previous fiscal year and \$102,990 more than the FY 2024-25 original budget estimate. Paramedic Program Revenue is a direct reimbursement from the EMS Fund to the General Fund for all expenses associated with EMS operations. The EMS Fund receives its revenue from the Santee Lakeside Emergency Medical Services Authority (SLEMSA).

Fire Reimbursements: As a result of the deployment of Santee Fire Department personnel and resources to combat numerous wildfires throughout the State, federal and state reimbursements are expected to total \$576,900 in FY 2024-25. This is \$336,980 over the original budget amount and \$336,810 over the prior fiscal year. This additional revenue is substantially offset by additional reimbursable overtime costs and other related expenditures.

Building Permit Revenue: Due to state required processes outside of the City, there has been a substantial reduction in the number of solar permits processed by the Building Department, therefore, building permit revenue is projected to decrease by \$152,000.

Full Cost Recovery Revenue: Engineering – Full Cost Recovery revenues are projected to total \$710,800, an increase of \$190,800 over the original FY 2024-25 budget.

Interest Income Revenue: Interest income is projected to total \$990,250 in FY 24-25, an increase of \$490,250 from the original budget.

Cannabis Revenue: Cannabis revenue is a new revenue source this fiscal year. Cannabis applications are projected to bring in \$417,100 in FY 24-25, which is \$160,000 over the original budget. The original budget was based on 12 cannabis applications; however, 16 applications were received by the filing deadline. This increase is partially offset by a reduction of \$111,000 in cannabis annual renewal fees.

General Fund Expenditures

The amended budget reflects General Fund operating expenditures totaling \$61.8 million in FY 2024-25, a \$756,960 increase over the current budget. The following is an overview of the significant appropriation adjustments included in the FY 24-25 Amended Budget. A summary of appropriation adjustments by department is provided in Attachment 4.

City Attorney – Increase of \$75,000 to fund costs associated with new litigation and additional legal support for negotiations.

Information Technology – Increase of \$98,350 for annual licensing for new IT subscriptions, insurance tracking and ADA tracking software for the Human Resources Department, and additional IT assistance to cover training and backlog expenditures.

Non-Departmental – Increase of \$61,470 to cover unbudgeted purchases related to the cybersecurity incident. It is anticipated that these costs will be reimbursed by the City's insurance company.

Human Resources – Increase of \$55,000 in Expert/Consulting Services to cover the anticipated costs of investigations.

Planning – Increase of \$25,000 for planning consulting services that were not anticipated as part of the FY 2024-25 budget. The additional funds will be used to hire a consultant to provide advisory and technical support in areas that include, long-range planning related to the City's Safety and Environmental Justice Elements, assistance with CEQA processes and documents, review and preparation of EIR documents, surveys, review of development applications to ensure compliance with the Municipal Code, and other as-needed planning related consulting services. The additional services are necessary given that the Department currently has a vacancy in the Principal Planner position.

The Planning Department is also requesting additional funding for consulting services related to the Subarea Plan. This additional funding request is not included in the proposed FY 2024-25 Amended Budget. This item will be presented and considered at the City Council retreat on February 27, 2025. Additional information related to this request is provided in Attachment 5.

Fire – Total increase of \$415,730. Significant increases include \$218,070 for reimbursable overtime to cover the additional strike team support provided for wildfires, \$157,770 for workers compensation insurance to cover claims, and \$20,000 for the Enterprise vehicle maintenance and repair contract which was not included in the adopted budget for FY 2024-25. A portion of these costs (\$103,990) fall under the SLEMSA JPA agreement and the funds will be reimbursed by the EMS fund.

The Fire Department is also requesting funding for an additional part-time office assistant and a full-time equipment mechanic. Funding for this request has not been included in the proposed FY 2024-25 Amended Budget. This item will be presented and considered at the City Council retreat on February 27, 2025. Additional information related to this request is provided in Attachment 5.

Community Services/Public Services – Total increase of \$19,440 which includes \$13,000 to cover increased sheriff's presence at City sponsored special events and \$6,440 for workers compensation insurance to cover claims.

General Fund Unrestricted Fund Balance Considerations

The City has been very fortunate in the past few years with stronger than anticipated revenues and expenditure savings. The amended budget reflects a projected available General Fund balance of \$16.7 million at June 30, 2025. This exceeds the minimum required 22 percent reserve of \$13.5 million by \$3.2 million.

The City Council may consider providing direction to staff to reserve or commit portions of the projected available unrestricted fund balance in excess of the 22 percent policy level. Options for use of the \$3.2 million in excess unrestricted fund balance will be discussed and considered at the City Council retreat on February 27, 2025. Any direction provided to staff by the City Council regarding the use and appropriation of excess General Fund unrestricted fund balance will be considered for approval at the March 12, 2025, City Council Meeting.

Recommendations

1. Adopt the attached resolution approving the Amended FY 2024-25 Budget as outlined in the staff report and its attachments, including the General Fund expenditure and revenue allocation adjustments.
2. Consider the additional requests submitted by departments provided in Attachment 5, as well as other uses of excess funds, at the City Council retreat on February 27, 2025.
3. Provide direction to staff on the use and appropriation of excess General Fund unrestricted fund balance at the March 12, 2025, City Council meeting.

**CITY OF SANTEE
GENERAL FUND SUMMARY
FY 2024-25 PROPOSED MID-YEAR BUDGET AMENDMENTS**

	FY 2024-25 CURRENT BUDGET	FY 2024-25 AMENDED BUDGET	INCREASE (DECREASE)
Revenues	\$ 62,471,100	\$ 63,900,740	\$ 1,429,640
Expenditures by Dept:			
City Council	555,170	555,170	-
City Attorney	893,530	968,530	75,000
City Manager (total):	1,451,400	1,451,400	-
City Manager	783,610	783,610	-
Economic Development	667,790	667,790	-
Information Technology	1,035,060	1,133,410	98,350
Animal Control	464,100	464,100	-
City Clerk	739,860	739,860	-
Human Resources & Risk Mgmt (total):	1,953,920	2,008,920	55,000
Human Resources	898,590	953,590	55,000
Risk Management	1,055,330	1,055,330	-
Finance	1,791,120	1,791,120	-
Planning & Building (total):	3,029,880	3,054,880	25,000
Planning	1,685,490	1,710,490	25,000
Building	1,139,280	1,139,280	-
Code Compliance	205,110	205,110	-
Engineering (total):	3,125,350	3,132,320	6,970
Engineering	2,974,610	2,981,580	6,970
Stormwater	150,740	150,740	-
Community Services (total):	7,195,230	7,214,670	19,440
Administration	476,200	482,640	6,440
Public Svcs - Maintenance	5,010,900	5,010,900	-
Stormwater	183,040	183,040	-
Park Maintenance	203,500	203,500	-
Solid Waste	31,460	31,460	-
Facility Operations	163,120	163,120	-
Recreation	702,910	702,910	-
Special Events	424,100	437,100	13,000
Law Enforcement	17,843,490	17,843,490	-
Fire and Life Safety (total):	20,932,520	21,348,250	415,730
Administration	1,385,860	1,459,530	73,670
Emergency Operations	12,724,510	12,942,580	218,070
Emergency Medical	6,131,450	6,235,440	103,990
Emergency Preparedness	53,610	53,610	-
Fleet Operations and Maintenance	637,090	657,090	20,000
Non-Departmental	-	61,470	61,470
Total Operating Expenditures	61,010,630	61,767,590	756,960
Revenues Over (Under) Expenditures	1,460,470	2,133,150	672,680
Other Financing Sources	467,921	467,921	-
Other Financing Uses:			
Transfers to Other Funds	(460,020)	(460,020)	-
Transfers to CIP	(337,400)	(337,400)	-
Unfunded Liabilities (CalPERS)	(600,000)	(600,000)	-
Set Aside for Turf Replacement	(100,000)	(100,000)	-
Set Aside ARPA Savings	(424,721)	(424,721)	-
Change in Available Fund Balance	\$ 6,250	\$ 678,930	\$ 672,680
Available Fund Balance, Beg. of Year	16,027,690	16,027,690	-
Available Fund Balance, End of Year	\$ 16,033,940	\$ 16,706,620	\$ 672,680

**CITY OF SANTEE
GENERAL FUND REVENUE DETAIL
FY 2024-25 MID-YEAR BUDGET**

Attachment 3

	FY 2023-24	FY 2024-25	FY 2024-25	Increase
Account Name	Actual	Current Budg	Revised	(Decrease)
TAXES				
Property Taxes	25,486,078	26,199,230	26,427,720	228,490
Property Tax Secured and Unsecured	13,815,542	14,238,200	14,253,800	15,600
Property Tax - Redev Pass-through	708,681	707,000	730,000	23,000
Property Tax - Redev Residual Distrib	2,428,602	2,433,000	2,510,000	77,000
Real Property Transfer	279,674	200,000	250,000	50,000
Property Tax In Lieu (of VLF)	8,253,580	8,621,030	8,683,920	62,890
Sales and Use Taxes	17,383,534	17,425,830	17,425,830	-
Sales and Use Taxes	19,800,193	19,945,830	19,945,830	-
Location Agreement Payment	(2,416,659)	(2,520,000)	(2,520,000)	-
Transient Occupancy Tax	778,119	796,900	796,900	-
Transient Occupancy Tax	778,119	796,900	796,900	-
Franchise Fees	4,176,119	4,176,200	4,176,200	-
Franchise Fees	4,176,119	4,176,200	4,176,200	-
SPECIAL ASSESSMENTS	1,140,059	1,114,600	1,114,600	-
Assessments - Fire Benefit Fee	1,140,059	1,114,600	1,114,600	-
INTERGOVERNMENTAL	356,535	349,920	706,900	356,980
Motor Vehicle License Fees	73,298	70,000	100,000	30,000
SB90 Claims	33,104	40,000	30,000	(10,000)
Fire Reimbursements - Federal	183,974	160,660	195,430	34,770
Fire Reimbursements - State	56,116	79,260	381,470	302,210
LICENSES AND PERMITS	1,557,775	1,870,550	1,767,550	(103,000)
Business Licenses - New	44,438	48,000	48,000	-
Business Licenses - Renewals	56,308	63,000	63,000	-
Regulatory Permits	2,116	2,700	2,700	-
Business Licenses - Other	1,256	1,500	1,500	-
Home Occupation Permit - New	6,032	6,500	6,500	-
Home Occupation Permit - Renewal	14,229	18,000	18,000	-
Alarm Permits	619	1,000	1,000	-
Fire Department - Permits/Services	44,326	59,850	59,850	-
Building Fees - Eng Direct City Costs	18,557	21,900	21,900	-
Building Fees - Subject to Split	500,362	500,000	250,000	(250,000)
Building Fees - PIng Direct City Costs	9,461	10,000	10,000	-
Building Permit Fees	860,071	770,000	868,000	98,000
Cannabis Application Fee	-	257,100	417,100	160,000
Cannabis Annual Renewal Fee	-	111,000	-	(111,000)
FINES AND FORFEITURES	167,856	181,050	216,050	35,000
Vehicle Code Fines	98,298	100,000	135,000	35,000
Other Fines and Forfeitures	3,742	15,000	15,000	-
Parking Citations	65,582	65,000	65,000	-
Code Compliance Administrative Citations	234	300	300	-
Storm Water Administrative Citations	-	750	750	-
CHARGES FOR SERVICES	7,392,401	8,672,540	8,985,650	313,110
Finance - Full Cost Recovery	-	2,000	2,000	-
Admin Tow Fees	17,278	15,000	15,000	-
Cost Recovery - Restitution	430	400	400	-
Candidate Statements	-	-	1,600	1,600
City Clerk - Misc Fees	1,885	1,000	1,000	-
City Clerk - Passport Services	54,450	50,000	50,000	-

**CITY OF SANTEE
GENERAL FUND REVENUE DETAIL
FY 2024-25 MID-YEAR BUDGET**

	FY 2023-24	FY 2024-25	FY 2024-25	Increase
Account Name	Actual	Current Budg	Revised	(Decrease)
Charges to Other Funds	149,050	188,140	188,140	-
CSD - Full Cost Recovery	-	2,000	2,000	-
Cost Recovery - Subrogation	26,565	30,000	30,000	-
Sports Field Lighting	71,838	60,000	60,000	-
Disc Golf Fees	39,080	33,000	33,000	-
Electric Vehicle Charging Stations	7,029	6,000	13,720	7,720
Teen Programs	4,623	6,000	6,000	-
Special Events	123,491	121,000	121,000	-
Charges to Other Funds	152,704	191,600	191,600	-
Fire - Full Cost Recovery	1,699	1,000	10,000	9,000
Instructional Services - FTES	26,427	22,320	22,320	-
Paramedic Program	4,897,381	6,131,450	6,235,440	103,990
SLEMSA REIMBURSEMENT	101,530	114,730	114,730	-
Engineering - Fee Based	87,523	91,000	91,000	-
Engineering - Full Cost Recovery	625,870	520,000	710,800	190,800
Street Light Energizing Fee	145	2,000	2,000	-
Storm Water Inspection	15,186	12,580	12,580	-
Planning - Fee Based	26,583	43,500	43,500	-
Planning - Full Cost Recovery	289,838	274,000	274,000	-
Charges to Other Funds	671,797	753,820	753,820	-
USE OF MONEY AND PROPERTY	1,976,396	1,071,660	1,555,850	484,190
Interest Income	935,907	500,000	990,250	490,250
Rent/Lease/Use Income	-	-	10,400	10,400
City Facilities - Sportsplex	262,211	304,660	288,200	(16,460)
Concessions	34,918	30,000	30,000	-
Rental - Bldgs 7 & 8	35,386	30,000	30,000	-
Rental - Picnic Shelters	105,273	95,000	95,000	-
Rental - Ball Fields	109,412	105,000	85,000	(20,000)
Rental - TCCPE Fields 3 & 4	-	-	20,000	20,000
Rent/Lease/Use Income	7,160	7,000	7,000	-
OTHER REVENUE	490,475	612,620	727,490	114,870
Sycamore Landfill Fees	358,539	465,000	515,000	50,000
Miscellaneous Income	16,199	5,000	5,000	-
Hometown Heroes Program	6,600	7,200	7,200	-
Taxable Sales	-	500	500	-
Processing Fees	17,225	36,000	36,000	-
Miscellaneous Income	45,164	50,000	63,670	13,670
Loss Control Program	4,798	6,000	6,000	-
Wellness Program	4,039	20,000	20,000	-
Miscellaneous Income	456	500	500	-
Donations	18,600	15,550	15,550	-
Donations - Memorial Program	1,600	1,000	1,000	-
Taxable Sales	-	50	50	-
Miscellaneous Income	12,609	840	5,540	4,700
Sale of Real & Personal Property	-	2,000	2,000	-
Miscellaneous Income	516	2,000	48,500	46,500
Abandoned Property Registration	1,605	980	980	-
TOTAL GENERAL FUND	60,905,347	62,471,100	63,900,740	1,429,640

**CITY OF SANTEE GENERAL FUND
SUMMARY OF APPROPRIATION ADJUSTMENT BY DEPARTMENT
FY 2024-25 MID-YEAR ADJUSTMENTS**

	Increase (Decrease)
City Attorney	
New Litigation	50,000
MOU Negotiations	25,000
	75,000
Information Technology	
Part-Time Salaries	10,310
IT Consulting Services	13,640
IT Supplies	1,670
HR Software	13,500
IT Software and Subscriptions	59,230
	98,350
Non-Departmental	
Materials and Supplies	61,470
Human Resources	
Investigations	55,000
Engineering	
Overtime	6,970
Planning and Building	
Planning Consulting Services	25,000
Fire	
Workers Comp	157,770
AED Machine for Bldg 4	2,500
Overtime - Reimbursable	218,070
Public Property Insurance	17,390
Vehicle Maintenance & Repair	20,000
	415,730
CSD/PSD	
Workers Comp	6,440
SD Sheriff Security Services	13,000
	19,440
Total Operating Expenditures Appropriation Adjustments:	756,960

**CITY OF SANTEE GENERAL FUND
PROPOSED FY 2024-25 MID-YEAR
ADDITIONAL APPROPRIATION REQUESTS**

The following requests were submitted for consideration as part of the FY 2024-25 Mid-Year Budget Updates prepared by the departments. These requests are not currently included in the proposed FY 2024-25 Amended Budget. Due to the scope, nature and potential impacts of the requests, they will be presented and discussed separately at the City Council retreat on February 27, 2025. Any direction to staff or desired action by the City Council concerning the appropriation of funds, will be taken at the March 12, 2025, City Council Meeting.

SUMMARY

Planning – Expert/Consulting Services – \$112,500

The Planning Department is requesting additional one-time funding for legal services related to the Subarea Plan and EIR review and development. Legal services include addressing requirements of Santee Subarea Plan pursuant to the requirements of the MSCP Subregional Plan, the State Natural Community Conservation Planning Act, and Section 10(a)(1)(B) of the Federal Endangered Species Act. Outside legal services are essential to ensure compliance with local, state and federal laws and proper integration of these laws with the City's planning processes and MSCP Plan. These services were not anticipated in the last budget cycle, therefore, the Planning Department requests additional funds for these services. If funded, this request would be matched with developer deposits.

Fire – Personnel – \$34,750

The Fire Department is requesting the addition of a part-time office assistant (\$8,090) in EMS and a full-time equipment mechanic (\$26,660), split 60% EMS and 40% Fleet, to be added to the FY 2024-25 budget.

The Equipment Mechanic is needed in order to keep up with the growing demand placed on the Fleet Division and will help ensure vehicles are repaired in a timely manner and are maintained according to manufacturer recommendations. The impact to the FY 2024-25 budget would be \$26,660. The position is split between EMS (60%) and Fleet (40%) which means that 60% of the cost, \$16,000, would be offset by Paramedic Program Revenue and the cost to the General Fund would be \$10,660 this fiscal year. The estimated impact to the FY 2025-26 annual budget is \$106,630, of which \$63,980 would be offset by Paramedic Program Revenue in FY 2025-26.

An additional part-time Office Assistant is necessary in order to keep up with the daily demands of the Fire Department. The current administrative structure of the Department is not sufficient to meet current needs. The impact to the FY 2024-25 budget would be \$8,090. This position would be 100% offset by Paramedic Program Revenue. The estimated impact to the FY 2025-26 annual budget is \$23,350. There is no General Fund impact associated with this request as all costs will be reimbursed.

The additional appropriation requests will be discussed in more detail at the City Council retreat on February 27, 2025.

RESOLUTION NO. _____-2025

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA AMENDING THE OPERATING BUDGET
FOR FISCAL YEAR 2024-25**

WHEREAS, the City Council of the City of Santee adopted the Operating Budget for Fiscal Year 2024-25 by Resolution No. 086-2024 on June 26, 2024; and

WHEREAS, the City Manager has submitted to the City Council for its review and approval certain budget amendments for fiscal year 2024-25; and

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Santee, California, does hereby find, determine and declare as follows:

Section 1: The fiscal year 2024-25 budget amendments as submitted by the City Manager, including all changes directed by the City Council, are approved and adopted.

Section 2: The monies necessary to offset the expenditures for the fiscal year 2024-25 budget amendments, as adopted by the City Council pursuant to Section 1 hereof, are authorized by this section to be appropriated out of the funds available to the City during said fiscal year.

Section 3: The City Manager is authorized to adjust the Fire Department Emergency Medical Services operating budget to allow for reciprocal staffing charges between Lakeside Fire Protection District (LFPD) and the City of Santee for Basic Life Support (BLS) ambulance support services provided in partnership with both agencies.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 26th day of February 2025, by the following roll call vote to wit:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK