



City Council

Mayor John W. Minto

Vice Mayor Ronn Hall – District 2

Councilmember Rob McNelis – District 1

Councilmember Laura Koval – District 3

Councilmember Dustin Trotter – District 4

CITY OF SANTEE

REGULAR MEETING AGENDA

Santee City Council

City Manager | Wendy Kaserman

City Attorney | Shawn D. Hagerty

City Clerk | James Jeffries

MEETING INFORMATION

Wednesday, August 12, 2026

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)

City of Santee website: <https://www.cityofsanteeca.gov/our-community/santee-tv>

PUBLIC ATTENDANCE

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

In-person Public Comment

Members of the public who attend the meeting in-person and wish to comment on matters on the City Council Agenda or during Non-Agenda Public Comment must submit a speaker slip to the City Clerk before the item is called. Their name will be called when it is time to speak.

Written Public Comment

Members of the public who wish to provide written public comment regarding items appearing on the City Council Agenda may do so by emailing the City Clerk's office at publiccomment@cityofsanteeca.gov. Please include "Public Comment" and the Agenda item number(s) in the subject line.

Written comments received via email before 3:00 p.m. on the day of the City Council meeting are distributed to the City Council, posted on the City website, printed for the physical Agenda packet and become part of the administrative record. Written comments will not be read out loud during the meeting. Comments received after 3:00 p.m. yet still prior to the start of the meeting will be processed in the same manner as described above if staff time allows. Please be advised that any communications directed to the City, including City Council and City staff, are subject to disclosure pursuant to the California Public Records Act. Communications will not be edited for redactions, except in compliance with State law.



The City Council also sits as the Community Development Commission Successor Agency and the Santee Public Finance 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.

Telephonic Public Comment

Members of the public who wish to provide telephonic comment on matters on the City Council Agenda or during Non-Agenda Public Comment must submit their request to speak to the City Clerk via email at publiccomment@cityofsanteeca.gov before the item is called. Please include "Telephonic Comment" in the subject line. In the body of the email, telephonic speakers must identify the last four (4) digits of their call-in number, the Agenda item number(s) they wish to speak on, and, if so desired, a name they choose to be identified as when speaking. Failure to provide a call-in number may result in staff's inability to identify the individual. If the individual does not provide a name to be identified as, Clerk staff will announce the last four digits of the telephone number to identify the speaker.

To call into the meeting, follow the instructions listed below:

Dial (US): 1 (650) 419-1505

Enter Access Code: 480103136#

*If prompted to enter a participant ID, press #.

Meeting staff will monitor telephonic access during the meeting. If you experience telephonic access issues during the meeting, please notify staff as soon as possible via the email address provided above.

Please Note: While members of the public are generally permitted to speak for three minutes during the public comment period, in accordance with City Council Policy 2026-01, the Mayor may reduce the usual three-minute time limit to provide for an orderly meeting when numerous comments are expected. (City Council Policy 2026-01, § 10.2; Gov. Code § 54954.3) Any reduction of speaker time will be announced before the public comment period begins. The timer will start when the participant begins speaking.

Telephonic Service Disruption

Pursuant to LPM 2026-01 and in accordance with California Government Code section 54953.4 (SB 707), if a disruption of telephonic service occurs that prevents members of the public from attending or observing the meeting remotely, the City Council will recess the open session for at least one hour, unless service is restored, and make a good-faith effort to restore service. The meeting will not reconvene in open session until service is restored or the City Council makes the findings required by law to continue the meeting without remote access.



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

LEGISLATIVE INVOCATION: St. John the Baptizer Ukrainian Church – Fr. Yurii Sas

PLEDGE OF ALLEGIANCE

PRESENTATION: Placement on the Fire Risk Reduction Community List with the California State Board of Forestry and Fire Protection

CONSENT CALENDAR:

PLEASE NOTE: Consent Calendar items are considered routine and will be approved by one motion with no separate discussion. 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 submitted 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 Meetings of June 10, 2026, June 24, 2026, and July 8, 2026. (City Clerk – Jeffries)
- (3) Approval of Payment of Demands. (Finance – Jennings)
- (4) Adoption of a Resolution Authorizing Acceptance and Appropriation of FY 2025 Tech Cy Pres Grant Funds for the Purchase of Technology Equipment to Provide Remote Access for Staff with Emergency Operations Center Responsibilities. (Fire/City Manager – Wallace/Kaserman)
- (5) Adoption of a Resolution Accepting the Public Improvements for the Santee Auto Center Project (P2022-10) as Complete and Finding this Acceptance is Not a CEQA Project. Location: 10335 Mission Gorge Road. (Engineering – Schmitz)
- (6) Adoption of a Resolution Approving the Final Map for Townsend, a Multi-Family Residential Development Consisting of 52 Units (TM-2024-0003) and Authorizing the City Manager to Execute the Associated Subdivision Improvement Agreement. Location: 7737 Mission Gorge Road. Applicant: KB Homes. (Engineering – Schmitz)



- (7) **Adoption of a Resolution Accepting and Appropriating the Monetary Donation of \$5,000.00 from Lantern Crest Senior Living. (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 will be heard prior to Council Reports.

PUBLIC HEARING:

- (8) **Continued Public Hearing to Consider General Plan Amendment (GPA-2025-0002) to Adopt the Updated Land Use Element of the Santee General Plan, and Zoning Ordinance Amendment (ZOA-2025-0001) to Implement the Land Use Element Update. (Planning and Building – Sawa)**

Recommendation:

1. Re-open, conduct, and close the Public Hearing; and
2. Certify Program Environmental Impact Report (PEIR) ENV-2025-0009, adopt the Findings of Fact, Mitigation Monitoring and Reporting Program (MMRP), and Statement of Overriding Considerations, in accordance with the California Environmental Quality Act (CEQA), reflecting Alternative 4 (No Increased Density); and
3. Adopt a Resolution approving General Plan Amendment GPA-2025-0002 amending the Land Use Element of the Santee General Plan; and
4. Introduce and conduct the First Reading of an Ordinance approving Zoning Ordinance Amendment ZOA-2025-0001 amending the Santee Municipal Code to implement the Land Use Element Update; and
5. Set the Second Reading and adoption of the Ordinance for August 26, 2026.

- (9) **Public Hearing to Consider the City of Santee's San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan and Supporting Documents and Consider Certification of the Environmental Impact Report (ENV-2026-0001) Under the California Environmental Quality Act (CEQA) to Meet the Federal Emergency Management Agency Hazard Mitigation Grant Program Phase 1 Requirements. (Fire/Planning and Building – Wallace/Sawa)**

Recommendation:

1. Open and close the Public Hearing; and
2. Adopt a Resolution certifying Environmental Impact Report ENV-2026-0001, adopting Findings of Fact and a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act (CEQA); and



3. Adopt a Resolution approving the San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan Project and supporting documents; and
4. Authorize the City Manager to submit the Phase 1 deliverables to Cal OES; and
5. Authorize the City Manager to execute all documents necessary to obtain FEMA authorization to proceed with Phase 2 implementation activities; and
6. Authorize the City Manager to administer and expend remaining grant funds in accordance with the approved Hazard Mitigation Grant Program upon receipt of all required approvals.

(10) Resolution Adopting the Santee-Lakeside Emergency Medical Services Authority Fee Schedule into the City of Santee Fee Schedule. (Fire – Wallace)

Recommendation:

Adopt the Resolution to add the Santee Lakeside Emergency Medical Services Authority Fee Schedule into the City of Santee fee schedule.

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:

(11) Conference with Real Property Negotiators

(Government Code section 54956.8)

Property: APNs: 381-050-59, 381-050-77, 760-143-40, 381-050-69, 381-050-81, and
381-050-66

City Negotiator: City Manager

Negotiating Party: County of San Diego

Under Negotiation: Price and Terms of Payment

(12) Conference with Labor Negotiators

(Government Code Section 54957.6)

City Designated Representative: City Manager

Employee Organization: Santee Fire Chief Officers Association

ADJOURNMENT:



BOARDS, COMMISSIONS & COMMITTEES AUGUST AND SEPTEMBER MEETINGS

Aug. 05	Santee Park and Recreation Committee	Council Chamber
Aug. 10	Community Oriented Policing Committee CANCELLED	Council Chamber
Aug. 12	Council Meeting	Council Chamber
Aug. 26	Council Meeting	Council Chamber
Sep. 02	Santee Park and Recreation Committee	Council Chamber
Sep. 09	Council Meeting	Council Chamber
Sep. 14	Community Oriented Policing Committee	Council Chamber
Sep. 17	Santee Manufactured Home Fair Practices Commission	Council Chamber
Sep. 23	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 August 12, 2026**ITEM TITLE** PLACEMENT ON THE FIRE RISK REDUCTION COMMUNITY LIST
WITH THE CALIFORNIA STATE BOARD OF FORESTRY AND FIRE PROTECTION**DIRECTOR/DEPARTMENT** Harley Wallace, Fire **SUMMARY**

The City of Santee has been officially placed on the State Board of Forestry and Fire Protection's Fire Risk Reduction Community List (FRRCL), confirming our community meets established best practices for local fire planning. This designation provides a direct benefit to Santee residents and businesses: under the California Department of Insurance's Safer From Wildfires regulations, insurance companies must consider FRRCL status when setting rates, meaning property owners in Santee may now be eligible for reduced insurance premiums due to the community's recognized wildfire-risk mitigation.

BACKGROUND

The FRRCL is a statewide list of qualifying local agencies located in State or Local Responsibility Areas with designated Very High Fire Hazard Severity Zones demonstrating compliance with and exceeding mandated fire-planning standards and codes. Inclusion on this list not only strengthens Santee's position in wildfire preparedness but also provides priority access to CAL FIRE Wildfire Prevention Grants, which may support hazardous-fuel reduction, wildfire prevention planning, vegetation management, and public education programs. The FRRCL designation also requires insurers, under the Safer From Wildfires regulations, to account for Santee's enhanced wildfire-risk mitigation efforts when setting insurance rates. Santee qualified for the list by maintaining an up-to-date Safety Element and demonstrating enhanced documentation for public outreach and mitigation efforts. The FRRCL is updated every two years, and Santee's new designation will remain effective through June 30, 2028, supporting ongoing fire-risk reduction initiatives and opportunities across the city.

FINANCIAL STATEMENT

This item is an informational presentation only and no expenditure of funds is requested.

CITY ATTORNEY REVIEW ☐ N/A • ☒ Completed**RECOMMENDATION**

Receive the presentation.

ATTACHMENT

FRRCL Brochure

FRRCL FAQs

City of Santee FRRCL Certificate

2026 FRRCL





Board of Forestry and Fire Protection

Fire Risk Reduction Community List

Information for Applicants

What is the Fire Risk Reduction Community List?

The Fire Risk Reduction Community List (FRRCL) is a list of local agencies located in state responsibility areas or very high fire hazard severity zones that meet best practices for local fire planning.

What are the benefits to local agencies?

- Priority for CAL FIRE Wildfire Prevention Grants
- Possible insurance discounts for FRRCL communities.

How can my agency apply for the list?

The application form is available on:
bof.fire.ca.gov

WHO IS ELIGIBLE TO APPLY?

- ✓ Cities
- ✓ Counties
- ✓ Tribal Nations
- ✓ Special Districts



Connect with us!



Call Us
+916-653-8007



Visit Our Website
www.bof.fire.ca.gov



email:
LandUsePlanning@bof.ca.gov

Benefit of FRRCL for Grants

Wildfire Prevention Grants are funds for projects in and near fire threatened communities to improve public health and safety while reducing greenhouse gas emissions. CAL FIRE's Wildfire Prevention Grants can be used to fund projects or activities focused on the protection of people, structures, and communities.

What types of projects can be funded with Wildfire Prevention Grants?

Hazardous Fuels Reduction

- Vegetation Clearance
- Fuel Breaks
- Chipping Days
- Prescribed Grazing
- Green Waste Programs

Wildfire Prevention Planning

- Wildfire Risk Mapping
- Strategic Fire Planning Documents

Wildfire Prevention Education

- Outreach Programs
- Educational Materials

Wildfire Prevention Grant applicants will receive priority if the applicant is on the Fire Risk Reduction Community List, or if the applicant plans to utilize the grant funding to meet the List eligibility requirements.



Want to learn more about CAL FIRE's Grants Program?



Benefit of FRRCL for Insurance

The California Department of Insurance "Safer From Wildfires" regulations in Title 10, Section 2644.9(d), require insurance companies to use a rating plan that takes into account and reflects whether a structure is in a Fire Risk Reduction Community.



[Read the Safer From Wildfire Regulations Here!](#)

FRRCL communities may see a discount on insurance costs. Property owners in FRRCL communities can be directed to the Board's FRRCL webpage to access the list and other supporting documents for submission to their insurance providers. Questions or concerns regarding their insurance can be directed to the California Department of Insurance, or their insurance provider.

Quick Links for Property Owners

For documents which can be submitted to insurance Providers to verify FRRCL community status, including the resolution of Board approval:

[Board of Forestry's FRRCL Webpage](#)

For information on Safer from Wildfires insurance discounts for homeowners:

[California Department of Insurance, Safer from Wildfires](#)

Ready to Apply for the Fire Risk Reduction Community List?

To receive the Fire Risk Reduction Community designation, and benefits of the FRRCL, qualifying agencies must apply during the open application period. Once the list is updated it will remain valid for two years.

Timeline:

The application for the 2026 list will open July 1, 2025 and close October 1, 2025. Applicants *including* returning applicants *must* apply during the open application period for inclusion in the 2026 list.

July 1st, 2025

Application period opens. Application form posted to the Board's FRRCL webpage. Board staff begins review of applications.

October 1st, 2025

Application period closes, all applications due by midnight. Application form removed from webpage.

October 2025– June 2026

Board staff reviews applications. Applicants will be notified if additional information is needed to process their application. The Board will send notifications on application status.

June 16–17, 2026

The tentative 2026 FRRCL comes first before the Resource Protection Committee, and the before the full Board. Full Board will vote to adopt 2026 FRRCL.

July 1st, 2026

2026 list becomes effective. List is posted to the Board's website. List will remain active for 2 years.



- ✓ Complete your application early.
- ✓ Provide files in lieu of links.
- ✓ Include the name of the local agency in file names.
- ✓ For lengthy documents such as Local Hazard Mitigation Plans, note which pages contain the pertinent details.
- ✓ Include at least two points of contact with up-to date information.



Once my agency has submitted our application, what can we expect next?

Your application will be reviewed by Board staff. If additional information is needed to process your application Board staff will contact your agency via the information provided on your agency's FRRCL application. You will be notified of your application status during the Board review period. If the applicant meets all requirements the agency's name will be recommended to be added onto the next iteration of the list.

The list will first come before the Resource Protection Committee, and then before the full Board for adoption. Both meetings are open to the public.



To be added to the Board's mailing list and receive FRRCL updates including open application period notifications please email: LandUsePlanning@bof.ca.gov

Cities and Counties

To qualify for the FRRCL cities and counties will need to demonstrate compliance and exceedance of state minimum fire regulations.

Cities and Counties should complete the "City and County" portion of the application form. There are 10 total criteria, criteria 1-4 are mandatory criteria, and 5-10 are optional criteria. To qualify for the list a city or county would need to meet all 4 mandatory criteria, and 2 optional criteria.

Mandatory Criteria

The first four criteria are designed to determine whether a city or county has done its due diligence in keeping compliant with state regulations. In this portion cities and counties will be asked to provide documentation showing they have fulfilled the requirements of the following areas:



Fire Hazard Severity Zones



For Counties only:
Subdivision Map Submission



Safety Elements



Subdivision Review Recommendations Progress Reports



Click on the links above
for more information!

Optional Criteria

The optional criteria are designed to credit agencies for local fire planning actions they have taken which exceed state minimums or demonstrate best practices. Cities and counties can select which two optional criteria they would like to use to qualify.



Low Income Cities and Counties

The FRRCL program includes additional avenues for low-income cities and counties to qualify for the List. To be considered a **low-income city** the median household income must be equal or less than **80% of the area median income for the county** in which it is located.

A **county** with a median household income equal to or less than **80% of the California statewide median household income** is defined as low income.

Low Income cities and counties must meet all applicable mandatory criteria, one optional criteria, and have one optional criteria included as an objective in their Safety Element.



Special Districts and Tribal Nations

To qualify for the FRRCL designation, a special district or Tribe will need to demonstrate it meets or exceeds best fire planning practices. The application form consists of eligibility criteria which allow applicants to receive credit for a variety of fire planning actions, ranging from administrative actions to participating in community outreach and education.

Special Districts and Tribal Nations that are not cities and counties should complete the "Non-City and County" portion of the application. The application consists of 7 optional eligibility criteria. Special districts and Tribal applicants will qualify for the list if they demonstrate they meet 2 of the criteria.



What type of fire planning actions can be used to qualify for the list?

There are many actions that can be utilized to qualify for the list, such as:

- Recent adoption of a Community Wildfire Protection Plan.
- Active engagement Firewise USA community.
- Implementation of a California Vegetation Treatment Program (CalVTP) project.
- Identification of wildfire as a high priority hazard in a recent Local or Tribal Hazard Mitigation Plan.
- Implementation of an ongoing public outreach and education program about water conservation, defensible space, or Traditional Ecological Knowledge pertaining to fire.



Low Income Special Districts and Tribal Nations

The FRRCL program includes additional avenues for low-income special districts and Tribes to qualify for the List. To be considered low-income the special district or Tribe must serve **at least one city or county with a median household income equal or less than 80% of the area median income for the county or state** in which it is located. Low Income special districts or Tribes must meet 1 criteria, and have one criteria included as an objective or expected outcome in that agency's strategic plan or similar.



What type of evidence will my agency be asked to provide?

As part of the FRRCL application process you will be asked to submit evidence for each criterion being used to qualify.

For example, a Fire District might submit a flyer from a recent community event to demonstrate active engagement with a Firewise USA community.





2025 Fire Risk Reduction Community List FAQs

Overview

- **What is the Fire Risk Reduction Community List (FRRCL)?**

[Public Resources Code 4290.1](#) requires the Board of Forestry and Fire Protection to develop and maintain “a list of local agencies located in a state responsibility area or very high fire hazard severity zone...that meet best practices for local fire planning.” This list will be published on the Board’s website by July 1, 2022, and updated every two years thereafter. The next update will be effective July 1, 2026. The Board’s regulations pertaining to the List can be found in the California Code of Resources, Title 14, Sections 1268.00-1268.04.

- **How will the List be used? What does it mean for a local agency to be on or off the List?**

[Public Resources Code 4124.7](#) requires CAL FIRE to “prioritize local assistance grant funding applications from local agencies based on the “Fire Risk Reduction Community List.” Wildfire Prevention Grant applicants will receive priority if the applicant is on the Fire Risk Reduction Community List. Projects are selected on a competitive basis and consecutive awards are not guaranteed. To learn more about available grants and the grant process, please visit [Wildfire Prevention Grants | CAL FIRE](#).

The Fire Risk Reduction Community List is also included under the California Department of Insurance’s Safer from Wildfires regulations in Title 10, Section 2644.9(d), as a mandatory factor insurers must take into account and reflect in their rating plans.

- **What is considered a “local agency” for the purposes of this List?**

A local agency is defined as “Any city, city and county, or county; tribal agency; agency, department, district or other publicly funded entity serving a city or and county.” Non-profits, homeowner’s associations, Fire Safe Councils, and other non-governmental organizations are not considered local agencies.

- **Does a local agency need to reapply when the List is updated every two years to remain on the List?**

Yes.

- **How do I apply for the List?**

The application form is available on the [Board's website](#) during the open application period, along with detailed instructions on the application process. Applications are due October 1st of every odd-numbered year. To navigate to the website, please visit bof.fire.ca.gov, under the Projects & Programs tab, select Fire Risk Reduction Communities List.

- **When is the FRRCL application period open?**

The application period is open on July 1st, of every odd numbered year and due October 1st of the same odd year. The Board will not accept applications outside of this open application period, nor will the application be available outside of the open period. You can sign up to receive automatic notifications of the application period here: [State Board of Forestry & Fire Protection list manager sign up](#)

Wildfire Prevention Grants & the Fire Risk Reduction Community List

- **Does not being eligible for the List preclude a local agency from applying for or receiving Wildfire Prevention Grant funding?**

No, the Wildfire Prevention Grants eligibility remains as is listed in the Wildfire Prevention Grants Procedural Guide for the corresponding fiscal year. Applicants not eligible for the List will not be precluded from receiving grant funds.

- **Will a local agency receive priority for grant applications designed to meet the eligibility criteria with the goal of being added to the List?**

Yes. Wildfire Prevention Grant applicants will receive priority for utilizing the funding to meet the List eligibility requirements. Applications are evaluated based on the criteria located in the Wildfire Prevention Grants Procedural Guide for the corresponding fiscal year.

- **If placed on the List, in which Wildfire Prevention Grant application cycle will my agency receive priority?**

An agency's priority in receiving Wildfire Prevention Grants will be taken into the consideration for the duration of two year lifespan of the list. Wildfire Prevention Grant application cycle dates and frequency may change depending on the fiscal year. Agency's will receive priority if they have active FRRCL status at the time of their Grant application submission regardless of if their FRRCL status will expire prior to the announcement of awards. For current Grant application timelines please reach out to CAL FIRE's Wildfire Prevention Grants program.

Subdivision Review Program & the Fire Risk Reduction Community List

- **Does a city or county have to have received one or more reviews from the Subdivision Review Program to meet criterion 1268.01(a)(4)? What if the local agency does not have any subdivisions that are eligible for review by the program?**

No. If a local agency has not yet been reviewed by the Subdivision Review Program, or if it contains no subdivisions eligible for review, it only needs to indicate this in the List application form for this criterion to be met.

- **Does a city or county have to have implemented the recommendations from each subdivision review it has received to meet criterion 1268.01(a)(4)? What if some of these recommendations are infeasible to implement?**

No. The recommendations provided by CAL FIRE are not required to be implemented, however the Board is required to track the status of implementation of recommendations provided, if any. The progress report submitted may explain why certain criteria have not yet been implemented or are infeasible to implement and still meet this criterion. There is no required format for the progress report.

Subdivision Map Act Findings

- **How do I submit subdivision map findings?**

To submit your subdivision map findings, please fill out the [Subdivision Map Finding Form](#) and submit to LandUsePlanning@bof.ca.gov. For additional information you can visit bof.fire.ca.gov, Projects and Programs tab, Subdivision Findings, or click here to be directed to the site: [Subdivision Findings webpage](#).

Miscellaneous

- **Is the Fire Risk Reduction Community List the same thing as, or related to, the Community at Risk List?**

No, these lists are separate and unrelated to each other. The Fire Risk Reduction Community List focuses on proactive community planning and risk reduction whereas the Community at Risk List is based primarily on exposure to the hazard of wildfire.

- **How was the definition of a Low-Income Local Agency in 1268.00(e) determined?**

For cities –This definition is based on a city's median income and relies on data published annually by the Department of Housing and Community Development in 25 CCR § 6932. This source was selected for consistency with the data already used by CAL FIRE's Grants program in determining low-income status.

For counties – A low-income county is one with a median household income equal to or less than 80% of the state median household income. Information from the most recent American Community Survey (ACS) from the US Census Bureau reports on California statewide median are used to determine this value.

At the time of this document the state median household income for California is \$95,521, 80% of that number is \$76,417. A low income county would have a median income equal to or less than \$76,417. This number will be updated continually in the regulations as future ACS data becomes available

Non-cities and counties are considered a low-income local agency if they serve at least one low-income city or county. If an agency is unsure if they qualify as low-income, they may contact Board staff for assistance.

Non-Cities and Non-Counties vs Cities and Counties

- **Our special district works very closely with our partner agency at the city/county level, should we apply as a special district or as the city/county?**

Either local agency may apply, however only the agency named on the FRRCL application as the applicant will be placed on the list and will receive priority in grant funding. The FRRCL application contains separate criteria for cities/counties and non-cities/counties. Cities and counties will need to satisfy 4 mandatory criteria which give credit for compliance with state regulation, in addition to meeting 2 optional criteria. When making the decision of how to apply local agencies may also want to consider that the applying agencies service area and jurisdictional boundaries will also determine the boundaries of their Fire Risk Reduction Community.

- **Can a city and its fire department both apply during the same FRRCL cycle?**

Yes. A city and its fire department can both apply separately during the same FRRCL cycle. Both would need to submit a complete application and supporting documentation.

Property Insurance

- **What is a “Fire Risk Reduction Community” and how does this designation apply to structures and buildings?**

A private home, commercial building, or other type of structure that is located geographically within the serviced area, and under the jurisdiction of a local agency on the current FRRCL list is in a Fire Risk Reduction Community. For

example, if a county is on the current List, all property that falls under the jurisdiction of that county would be in a Fire Risk Reduction Community. If a property owner is unsure if their property lies within the jurisdictional boundaries of a FRRCL agency they should contact their local agency directly to confirm.

- **I own a property in a FRRCL community, what do I need to submit to my insurance provider to verify my local agency is on the List?**

The Board's website contains the following documents which can be used to verify an agency's status: the Fire Risk Reduction Community List, Resolution of the State Board of Forestry and Fire Protection Approving the current List, Statewide map of FRRCL communities. These can be accessed on the Board's website under the Fire Risk Reduction Community List program page. If further documentation is needed, please contact your local agency.

- **How is FRRCL connected to insurance?**

The California Department of Insurance "Safer from Wildfires" regulations in Title 10, Section 2644.9(d), include Fire Risk Reduction Communities as a community-level mitigation designation, as shown below. The Safer from Wildfire regulations require insurers to use a rating plan that takes into account and reflects the reduced wildfire risk associated with community-level mitigation designations.

Title 10, Section 2644.9(d):

(d) Mandatory factors.

(1) No insurer shall use a rating plan that does not take into account and reflect the following mandatory factors:

(A) Community-level mitigation designations: The rating plan shall reflect, and the rate offered to the applicant or insured shall be based in part on, the reduced wildfire risk associated with each and every community-level mitigation designation listed below in this subdivision (d)(1)(A) that is applicable to the community in which the Building Being Evaluated is located. Community-level mitigation designations include:

1. Fire Risk Reduction Community listed by the Board of Forestry pursuant to Public Resources Code section 4290.1; and

2. Firewise USA Site in Good Standing.

- **My property does not fall within a FRRCL community, are there other factors in the Safer from Wildfire regulations?**

Yes. The Safer from Wildfires regulations include other factors, such as individual property-level wildfire risk mitigation efforts. To learn more about the Safer from Wildfires regulations please visit the California Department of Insurance's website.

- **How much of a discount will I receive if I am in a FRRCL community?**

Please contact your insurance provider for more information.

- **I am concerned about the cost and availability of insurance in my community.**

If you have questions or concerns relating to insurance, please contact the Department of Insurance directly: [Department of Insurance, Safer from Wildfires Webpage](#). Please direct additional questions to LandUsePlanning@bof.ca.gov.

FIRE RISK REDUCTION COMMUNITY DESIGNATION



THIS DESIGNATION IS PROUDLY PRESENTED TO

City of Santee

THIS COMMUNITY HAS BEEN DESIGNATED AS A FIRE RISK REDUCTION COMMUNITY FOR THE 2026 LIST AS DESIGNATED BY THE CALIFORNIA BOARD OF FORESTRY AND FIRE PROTECTION. THIS DESIGNATION IS VALID FROM 7/1/2026 THROUGH 6/30/2028. THIS DESIGNATION HAS BEEN GRANTED FOR COMPLIANCE WITH THE CRITERIA SET FORTH IN 14 CCR § 1268.01-1268.04.

7/1/2026

DATE

A handwritten signature in blue ink, appearing to read "Tony Anderson".

TONY ANDERSON, EXECUTIVE OFFICER

P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 653-8007
BOF Website: www.bof.fire.ca.gov



2026 FIRE RISK REDUCTION COMMUNITY LIST

COUNTY:

- County of Alpine
- County of Butte
- County of El Dorado
- County of Los Angeles
- County of Mariposa
- County of Napa
- County of Nevada
- County of Placer
- County of Riverside
- County of San Diego
- County of Santa Barbara
- County of Santa Cruz

CITY:

- City of Arcadia
- City of Banning
- City of Beaumont
- City of Berkeley
- City of Bradbury
- City of Calabasas
- City of Chula Vista
- City of Corona
- City of Dana Point
- City of Eastvale
- City of El Cerrito
- City of Hemet
- City of Jurupa Valley
- City of La Verne
- City of Lake Elsinore
- City of Lake Forest
- City of Malibu
- City of Mission Viejo
- City of Monterey
- City of Moreno Valley
- City of Murrieta
- City of Nevada City
- City of Norco
- City of Pacific Grove
- City of Palm Springs
- City of Rancho Palos Verdes
- City of Rancho Santa Margarita
- City of Redlands
- City of Riverside
- City of San Clemente
- City of San Juan Capistrano
- City of San Luis Obispo
- City of Santee
- City of Saratoga
- City of Shasta Lake
- City of Temecula
- City of Vacaville
- City of Westlake Village
- City of Wildomar
- City of Yucaipa
- Town of Los Gatos
- Town of Truckee



NON-CITY/NON-COUNTY:

- Albion Little River Fire Protection District
- Alpine Fire Protection District
- Brea Fire Department
- Calistoga Fire Department
- Cambria Community Services District
- Carmel Highland Fire Protection District
- Chino Valley Fire District
- Chula Vista Fire Department
- Contra Costa Fire Protection District
- Crockett-Carquinez Fire Protection District
- Cypress Fire Protection District
- East Bay Municipal Utility District
- East Bay Regional Park District
- El Cerrito-Kensington Fire
- Elk Community Services District
- Fontana Fire Protection District
- Humboldt County Resource Conservation District
- Inverness Public Utility District
- Kern County Fire Department
- Lake County Fire Protection District
- Leggett Valley Fire Protection District
- Long Valley Fire Protection District
- Los Altos Hills County Fire District
- Mariposa Resource Conservation District
- Monterey County Regional Fire District
- Monterey Fire Department
- Moraga-Orinda Fire Protection District
- Morro Bay Fire Department
- North Sonoma Coast Fire Protection District
- North Tahoe Fire Protection District
- Northern Sonoma County Fire Protection District
- Northstar Fire Department
- Novato Fire Protection District
- Olympic Valley Fire Department
- Orange County Fire Authority
- Pebble Beach Community Services District
- Placer County Resource Conservation District
- Rancho Cucamonga Fire Protection District
- Rancho Murieta Community Services District
- Richmond Fire Department
- Round Valley Indian Tribes
- Running Springs Fire Department



NON-CITY/NON-COUNTY CONTINUED:

- Sacramento Municipal Utility District
- San Bernardino County Fire Protection District
- San Diego County Fire Protection District
- San Miguel Consolidated Fire Protection District
- San Ramon Valley Fire Protection District
- Santa Lucia Community Services District
- Shasta Valley Resource Conservation District
- Solano Resource Conservation District
- Sonoma Valley Fire District
- South Lake Tahoe Fire Rescue
- South Placer Fire Protection District
- Southern Marin Fire Protection District
- Stanislaus County Office of Education
- Stinson Beach Fire Protection District
- Suisun Fire Protection District
- Tahoe City Public Utility District
- Trabuco Canyon Water District
- Trinity Center Community Services District
- Truckee Fire Protection District
- Vacaville Fire Protection District
- Ventura County Fire Protection District
- Vista Fire Protection District
- Yurok Fire Department

CALIFORNIA BOARD OF FORESTRY AND FIRE PROTECTION

RESOLUTION NO. 2026-01

RESOLUTION OF THE STATE BOARD OF FORESTRY & FIRE PROTECTION APPROVING THE FIRE RISK REDUCTION COMMUNITY LIST 2026

WHEREAS, Pursuant to Public Resources Code Section 4290.1, the California Board of Forestry and Fire Protection (Board) develops and maintains a Fire Risk Reduction Community List of local agencies that meet best practices for local fire planning; and

WHEREAS, the Board has adopted implementing regulations as set forth in Title 14 of the California Code of Regulations, sections 1268.00 through 1268.04; and

WHEREAS, the Board updates the Fire Risk Reduction Community List to be effective July 1st of even-numbered years.

NOW, THEREFORE, BE IT RESOLVED, that:

- 1) The Fire Risk Reduction Community List 2024 shall no longer be effective as of July 1, 2026; and
- 2) The Board hereby approves the Fire Risk Reduction Community List 2026, to be effective July 1, 2026, and directs staff to publish the list on the Board website no later than July 1, 2026.

PASSED AND APPROVED this 17th day of June 2026, by the following vote:

AYES: O'Brien, Forsburg-Pardi, Delbar, Lopez, King, Goldsworthy, Hilburn, Williams

NOES: NONE

ABSTAIN: NONE

ABSENT: Blake

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the California Board of Forestry and Fire Protection, that said Resolution was passed and adopted by the affirmative and majority vote of said Board at a meeting held on June 17, 2026, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

CALIFORNIA BOARD OF FORESTRY AND FIRE PROTECTION

Date: June 17, 2026

A handwritten signature in blue ink, appearing to read 'Tony Andersen', is written over a horizontal line.

NAME: Tony Andersen

TITLE: Executive Officer

MEETING DATE August 12, 2026

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.





COUNCIL AGENDA STATEMENT

CITY OF SANTEE

Item 2

MEETING DATE August 12, 2026

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE REGULAR MEETINGS OF JUNE 10, 2026, JUNE 24, 2026, AND JULY 8, 2026

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.

ATTACHMENTS

June 10, 2026, Regular Meeting Minutes

June 24, 2026, Regular Meeting Minutes

July 8, 2026, Regular Meeting Minutes



DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
June 10, 2026**

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

Officers present: City Manager Wendy Kaserman, City Attorney Shawn Hagerty, and City Clerk James Jeffries

INVOCATION was given by Steve Jussenhoven, Pathways Community Church.

PLEDGE OF ALLEGIANCE was led by Sophia Beaudoin, Associate, Best Best & Krieger.

CONSENT CALENDAR:

Note for the record: Written correspondence received for Item 5, Item 7, Item 8, and Non-Agenda Public Comment was distributed to the City Council and posted online for public viewing prior to the meeting.

Councilmember Trotter requested Item 8 be heard before Item 7. Wendy Kaserman, City Manager, requested Item 9 be removed and brought back at a future meeting.

- (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 May 27, 2026. (City Clerk – Jeffries)**
- (3) **Approval of Payment of Demands. (Finance – Jennings)**
- (4) **Adoption of a Resolution Accepting the Traffic Signal and Communications Upgrade Project – Isolated Locations (CIP 2023-09) Project as Complete. (Engineering – Schmitz) (Reso 053-2026)**

Action: Councilmember McNelis moved approval of the Consent Calendar and Agenda as Amended.

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Brenda Hammond thanked parents for raising respectful children.
- (B) Carl Costantino inquired about the status of the Fanita Ranch development and asked about the City's next steps.
- (C) Neil Meek commented on the potential use of Automated License Plate Readers (ALPR) and Flock cameras.
- (D) A.J. Tota spoke about the Santee Summer Knights event and thanked the City Council and City staff for their efforts in making the event possible.
- (E) John Hossick spoke on the Patriotic Porch Contest and thanked the Santee Lakes Foundation for putting it together; he also announced the kickoff of Buddy's Backpacks for donations of school supplies to families in need; and he thanked the Santee Firefighters Association for all they do in the community.

CONTINUED BUSINESS:

- (5) **Resolution Adopting Legislative Policy Memorandum (LPM) 2026-01 Related to General Council Meeting Operating and Outreach Procedures, Implementing SB 707 (2025). (City Clerk/City Attorney – Jeffries/Hagerty) (Reso 054-2026)**

James Jeffries, City Clerk, provided a verbal report and responded to Council questions.

Action: Vice Mayor Hall moved approval of staff recommendation.

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

NEW BUSINESS:

- (6) **Resolution Awarding the Construction Contract to Pavement Coatings Co. for the Citywide Slurry Seal and Roadway Maintenance Program 2026 (CIP 2026-02) Project and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act ("CEQA") Per State CEQA Guidelines Section 15301(c). (Engineering – Schmitz) (Reso 055-2026)**

Steve Miller, Principal Civil Engineer, provided a PowerPoint presentation and responded to Council questions.

Action: Councilmember McNelis moved approval of staff recommendation.

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

(8) Presentation of the Second Sales Tax Feasibility Study Results. (City Manager – Kaserman)

Wendy Kaserman, City Manager, introduced the Item and Jared Boigon, TeamCivX, provided a PowerPoint presentation and responded to Council questions.

Public Speaker:

- Keith Animo

Action: Following discussion and feedback from Council, Mayor Minto moved for the City Manager to bring back an Item for Council's consideration, to place a one-cent sales tax measure on the November ballot.

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

(7) Review of the Proposed Operating Budget for Fiscal Year 2026-27. (City Manager/Finance – Kaserman/Jennings)

Wendy Kaserman, City Manager, introduced the Item and Heather Jennings, Finance Director, provided a PowerPoint presentation and responded to Council questions.

Public Speaker:

- Brenda Hammond

The City Council reviewed and discussed the Proposed Operating Budget for Fiscal year 2026-27 and provided direction to staff.

NON-AGENDA PUBLIC COMMENT (Continued):

None.

CITY COUNCIL REPORTS:

Vice Mayor Hall reported on a recent MTS meeting in which the MTS budget was discussed.

Councilmember Koval reported on her attendance at the SANDAG Regional Planning Committee meeting and expressed interest in pursuing FEMA grant funding for air curtain burners to support wildfire fuel reduction, vegetation waste disposal, and ecological restoration.

Mayor Minto provided information on SB 79.

Santee City Council Regular Meeting Minutes of June 10, 2026

Councilmember McNelis highlighted the first Santee Summer Concert is on June 11, 2026, and noted the Patriotic Drone Show.

Councilmember Trotter also noted the first Santee Summer Concert on June 11, 2026, at Town Center Community Park East and Patriotic Drone Show as part of the Santee Salutes – America250 celebration at 8:00 p.m.

CITY MANAGER REPORTS:

None.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Councilmembers recessed at 9:35 p.m. and convened in Closed Session at 9:37 p.m.

- (9) **Conference with Labor Negotiators (Item removed from Agenda)**
(Government Code Section 54957.6)
City Designated Representative: City Manager
Employee Organization: Santee Fire Chief Officers Association
- (10) **Public Employee Performance Evaluation**
(Gov. Code section 54957)
Title: City Manager
- (11) **Conference with Labor Negotiators**
(Government Code Section 54957.6)
City Designated Representative: Mayor
Unrepresented Employee: City Manager

Councilmembers reconvened in Open Session at 10:09 p.m., with all members present. Mayor Minto reported for Item 10, the completion of the City Manager's 6-month evaluation was performed and for Item 11, direction given to staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:10 p.m.

Date Approved:

James Jeffries, City Clerk

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
June 24, 2026**

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

Officers present: City Manager Wendy Kaserman, City Attorney Shawn Hagerty, and City Clerk James Jeffries

INVOCATION was given by Eric King, Lakeside Christian Church.

PLEDGE OF ALLEGIANCE was led by Mayor Minto.

PROCLAMATION: America's 250th Birthday

Mayor Minto presented the Proclamation to Nicolas Chavez, Community Services Director.

CONSENT CALENDAR:

Note for the record: Written correspondence received for Items 17, Item 18, and Non-Agenda Public Comment was distributed to the City Council and posted online for public viewing prior to the meeting.

- (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 Payment of Demands. (Finance – Jennings)**
- (3) **Approval of the Expenditure of \$67,454.24 for May 2026 Legal Services. (Finance – Jennings)**
- (4) **Adoption of a Resolution Establishing the Appropriations Limit for FY 2026-27. (Finance – Jennings) (Reso 056-2026)**
- (5) **Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2026-27 to Pay the Annual Cost of Municipal Maintenance Services within Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee. (Finance – Jennings) (Reso 057-2026)**

- (6) **Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2026-27 to Pay Costs Related to the Authorized Public Improvements within Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee. (Finance – Jennings) (Reso 058-2026)**
- (7) **Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2026-27 to Pay the Annual Cost of Municipal Services within Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee. (Finance – Jennings) (Reso 059-2026)**
- (8) **Adoption of a Resolution Levying Charges for Fire Suppression Service (“Fire Benefit Fee”) for Fiscal Year 2026-27. (Finance – Jennings) (Reso 060-2026)**
- (9) **Adoption of Resolutions Calling for a November 3, 2026, General Municipal Election. (City Clerk – Jeffries) (Resos 061-2026, 062-2026, 063-2026, and 064-2026)**
- (10) **Approval of the First Amendment to the Agreement with MUNU, LLC for Encampment Cleanup Services. (Community Services – Chavez)**
- (11) **Adoption of a Resolution Approving the Third Amendment to the Agreement for Audio Visual Services with ETS Productions, Inc. (Community Services – Chavez) (Reso 065-2026)**

Action: Councilmember McNelis moved approval of the Consent Calendar.

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Brother Steven Sidlovsky spoke about the 2026 California March for Life and the Preborn Personhood movement in U.S. cities.
- (B) Brenda Hammond spoke in support of Team USA and Team Mexico in the 2026 FIFA World Cup and inquired about obtaining a Santee Fire Department T-shirt.
- (C) Carl Costantino spoke about the Fanita Ranch court ruling and inquired when the results would be discussed.

PUBLIC HEARING:

- (12) **Public Hearing for the FY 2026-27 Santee Landscape Maintenance District (SLMD) Annual Levy of Assessments. (Finance – Jennings) (Reso 066-2026)**

The Public Hearing was opened at 6:51 p.m.

Action: Councilmember Trotter moved approval of staff recommendation.

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

The Public Hearing was closed at 6:52 p.m.

(13) Public Hearing for the FY 2026-27 Town Center Landscape Maintenance District (TCLMD) Annual Levy of Assessments. (Finance – Jennings) (Reso 067-2026)

The Public Hearing was opened at 6:52 p.m.

Action: Vice Mayor Hall moved approval of staff recommendation.

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

The Public Hearing was closed at 6:52 p.m.

(14) Public Hearing for the FY 2026-27 Santee Roadway Lighting District (SRLD) Annual Levy of Assessments. (Finance – Jennings) (Reso 068-2026)

The Public Hearing was opened at 6:53 p.m.

Action: Councilmember Trotter moved approval of staff recommendation.

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

The Public Hearing was closed at 6:54 p.m.

(15) Resolution Approving the Annual Levy, as a Successor Agency to County Services Area (CSA) 69, a Special Tax within the Santee-Lakeside Emergency Medical Services Authority Boundary for FY 2026-2027 and Collection on the Property Tax Roll. (Finance – Jennings) (Reso 069-2026)

The Public Hearing was opened at 6:54 p.m.

Action: Councilmember McNelis moved approval of staff recommendation.

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

The Public Hearing was closed at 6:57 p.m.

(16) Public Hearing on the Vacancy Rate Pursuant to Assembly Bill 2561 Presented by Human Resources. (Human Resources – Freeman)

The Public Hearing was opened at 6:55 p.m. Rida Freeman, Human Resources Director, provided a PowerPoint presentation and responded to Council questions.

The City Council received the report.

The Public Hearing was closed at 7:03 p.m.

CONTINUED BUSINESS:

(17) Continued Review of the Proposed Operating Budget for Fiscal Year 2026-27, and Resolution Adopting the Operating Budget for Fiscal Year 2026-27 and Taking Related Actions. (City Manager/Finance – Kaserman/Jennings) (Reso 070-2026)

Heather Jennings, Finance Director, provided a PowerPoint presentation and responded to Council questions.

Action: Councilmember Koval moved approval of staff recommendation.

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

(18) Resolutions Placing a General Tax Measure on the November 3, 2026, General Municipal Election Ballot to Establish a Temporary One (1) Percent General Transactions and Use (Sales) Tax for 10 Years. (City Manager – Kaserman) (Reso 071-2026, 072-2026, and 073-2026)

Wendy Kaserman, City Manager, provided a PowerPoint presentation and responded to Council questions.

Public Speaker:

- Jim Bartell
- Antonio Cabrera
- Dan Bickford

Action: Following discussion, Mayor Minto moved approval of staff recommendation with added language as suggested by Councilmember Koval to include Maintenance of Effort review into the Ordinance text and to clarify the Fiscal and Finance Training requirements for the Oversight Committee.

Santee City Council Regular Meeting Minutes of June 24, 2026

Councilmember Trotter seconded the motion, which carried by the following roll call vote: Mayor Minto: Aye; Vice Mayor Hall: No; and Councilmembers Koval: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0.

NON-AGENDA PUBLIC COMMENT (Continued):

- (A) John Hossick spoke about the City Council's efforts of the year's to be responsible to the public and the action just taken by the Council to place the General Tax Measure on the November election ballot.

CITY COUNCIL REPORTS:

Vice Mayor Hall announced MTS passed their budget.

Councilmember Koval shared attending the mosaic tile painting event and on attending the Fire Safety Council Awards event.

Councilmember McNelis made clarifying points to his previous comments regarding the City's revenue per capita.

CITY MANAGER REPORTS:

Wendy Kaserman, City Manager, briefly highlighted the upcoming Santee Salutes event on July 4th.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Shawn Hagerty, City Attorney, announced Councilmember McNelis is recused from both Closed Session Items. Councilmembers recessed at 8:33 p.m. and convened in Closed Session at 8:35 p.m. with all members present, except Councilmember McNelis who was recused.

(19) Conference with Legal Counsel—Existing Litigation

(Gov. Code section 54956.9(d)(1))

Name of Case: *Preserve Wild Santee v. City of Santee*, San Diego Superior Court Case No. 37-2022-00041478

(20) Conference with Legal Counsel—Existing Litigation

(Gov. Code section 54956.9(d)(1))

Name of Case: *Preserve Wild Santee v. City of Santee*, San Diego Superior Court Case No. 25CU036645C

Santee City Council Regular Meeting Minutes of June 24, 2026

Councilmembers reconvened in Open Session at 8:56 p.m., with all members present. Mayor Minto reported for Items 19 and 20, no action was taken and direction given to staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:57 p.m.

Date Approved:

James Jeffries, City Clerk

DRAFT

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
July 8, 2026**

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

Officers present: City Manager Wendy Kaserman, City Attorney Shawn Hagerty, and City Clerk James Jeffries

INVOCATION was given by Hannah Bergstrom de Leon, Carlton Hills Lutheran Church.

PLEDGE OF ALLEGIANCE was led by Vice Mayor Hall.

PRESENTATION: Certificates of Recognition to Four Santana High School Students for Forming the Nonprofit Company All Kids Swim and Placing Third in Junior Achievement's Future Bound, a National Competition for Entrepreneurship

Mayor Minto presented the Certificates to Davis Jespersen, Cody Nelson, Jared Parkinson, and Justin Hocanson.

PROCLAMATION: Proclaiming July 2026 as Parks and Recreation Month

Mayor Minto presented the Proclamation to the Santee Park and Recreation Committee (SPARC), and Community Services department staff.

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 Payment of Demands. (Finance – Jennings)**
- (3) **Approval of the Expenditure of \$58,657.60 for June 2026 Legal Services. (Finance – Jennings)**
- (4) **Adoption of a Resolution Rejecting the Bid Submitted by South Coast Industrial Door, Inc. and Awarding the Contract for Doors and Gates – Maintenance, Repair & Replacement to Highland Arms Enterprises, LLC.**

dba Precision Garage Door Service per RFB #26/27-20093. (Community Services – Chavez) (Reso 074-2026)

- (5) Adoption of a Resolution Approving the First Amendment to the Agreement with Downstream Services, Inc. for Trash Capture Device Cleaning Services. (Community Services – Chavez) (Reso 075-2026)**
- (6) Adoption of a Resolution Authorizing the City Manager to Execute a Public Right-of-Way Improvement Agreement for Public Improvements Associated with the Recreational Vehicle and Self-Storage Facility (CUP-2023-0003) Located at 8355 Graves Avenue. (Engineering – Schmitz) (Reso 076-2026)**

Action: Councilmember McNelis moved approval of the Consent Calendar.

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

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Brenda Hammond commented on the Santee Salutes – America250 celebration and Santee Summer Concerts.**
- (B) Truth spoke about emailed comments, the 2022 Memorandum of Understanding with the County of San Diego regarding fair housing and tenant/landlord services, the proposed sales tax measure, the Patriotic Drone Show and the Santee Salutes – America250 celebration.**
- (C) Becky Rapp congratulated the four Santana High School students on their recognition and spoke about findings from the San Diego County Cannabis Public Health Initiative Report on the increase of cannabis-related emergency room visits and its impact on youth.**
- (D) Ann Riddle spoke about how vaping and smoking affects the adolescent brain.**
- (E) Kathleen Lippitt spoke about the decision to allow marijuana businesses in the City of Santee and the importance of educating the community about the associated risks, harms, and costs.**

PUBLIC HEARING:

- (7) Public Hearing on a Resolution Establishing a Special Assessment on Certain Parcels of Land that were Subject to Involuntary Weed Abatement and/or Administrative Fees by the City and for which Costs Have Not Been Paid by the Owner(s) of Record of Said Parcels and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) Per State CEQA Guidelines Section 15301(c). (Planning and Building – Sawa) (Reso 077-2026)**

Santee City Council Regular Meeting Minutes of July 8, 2026

The Public Hearing was opened at 7:10 p.m. Karen Maillet, Code Compliance Officer, provided a PowerPoint presentation and responded to Council questions.

Action: Councilmember McNelis moved approval of staff recommendation.

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

The Public Hearing was closed at 7:15 p.m.

(8) Public Hearing to Consider General Plan Amendment (GPA-2025-0002) to Adopt the Updated Land Use Element of the Santee General Plan, Zoning Ordinance Amendment (ZOA-2025-0001) to Implement the Land Use Element Update, and Certification of Program Environmental Impact Report (ENV-2025-0009) Under the California Environmental Quality Act (CEQA). (Planning and Building – Sawa)

The Public Hearing was opened at 7:15 p.m. Madeline Mattson, Principal Planner, provided a PowerPoint presentation and responded to Council questions with the assistance of Sandi Sawa, Planning and Building Director and Emily Rimmer, Dudek.

Public Speaker:

- Carl Costantino
- David Bakker
- Truth

Action: Councilmember Koval moved to adopt the Resolution certifying the Program Environmental Impact Report as presented, Council pursue Alternative 4 as presented by staff, and direct staff to return with documents needed to implement Alternative 4 at the next City Council meeting.

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

The Public Hearing was closed at 8:07 p.m.

NEW BUSINESS:

(9) Resolution Adopting the 2026 Emergency Operations Plan. (Fire – Wallace) (Reso 080-2026)

Kyle Moyneur, Deputy Fire Chief, provided a PowerPoint presentation and responded to Council questions.

Santee City Council Regular Meeting Minutes of July 8, 2026

Public Speaker:

- Truth

Action: Councilmember McNelis moved approval of staff recommendation.

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

NON-AGENDA PUBLIC COMMENT (Continued):

- (A) John Hossick invited the Council and community to the Buddy's Backpacks giveaway event and thanked the Council and community for their support.

CITY COUNCIL REPORTS:

Councilmember Koval spoke about Santee Salutes and other community activities on July 4th; she also spoke on SB 1572 related to non-functional turf and its potential impact.

Councilmember McNelis provided feedback on Santee Salutes and thanked staff for their hard work.

Mayor Minto reported he will be attending a League of California Cities conference next week; he also commented on the Santee Salutes event and thanked staff for their work.

CITY MANAGER REPORTS:

Reminded the community the July 22, 2026, Regular City Council Meeting has been cancelled.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Councilmembers recessed at 8:34 p.m. and convened in Closed Session at 8:39 p.m.

- (10) Conference with Labor Negotiators**
(Government Code Section 54957.6)
City Designated Representative: City Manager
Employee Organization: Santee Fire Chief Officers Association

Councilmembers reconvened in Open Session at 9:34 p.m., with all members present. Mayor Minto reported for Item 10, direction given to staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:35 p.m.

Date Approved:

James Jeffries, City Clerk

DRAFT

MEETING DATE August 12, 2026**ITEM TITLE** APPROVAL OF PAYMENT OF DEMANDS**DIRECTOR/DEPARTMENT** Heather Jennings, Finance **SUMMARY**

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

Vouchers for amounts in excess of \$100,000 for this period include:

<u>Voucher</u>	<u>Check/Wire</u>	<u>Amount</u>
Payroll PPE 06/17/2026, Federal Tax Withholding	41100	116,547.27
Payroll PPE 06/17/2026, Retirement	6264	160,232.48
Payroll PPE 07/01/2026, Federal Tax Withholding	81392	134,587.94
Payroll PPE 07/01/2026	Transfer	590,398.07
2023 Pierce Pumper Payment #4	1423220	145,825.71
Medical & Dental Insurance	1423276	276,074.64
Payroll PPE 07/01/2026, Retirement	7263	163,831.42
Interim FS 24 and FS 4 Remodel	1423381	102,340.00
Citywide Fiber Communication	1423408	141,467.61
Law Enforcement Services, May 2026	1423413	1,524,889.76
Payroll PPE 07/15/2026, Federal Tax Withholding	21124	111,868.11
Payroll PPE 07/15/2026	Transfer	529,169.02
Payroll PPE 07/15/2026, Retirement	7264	164,533.88
LAWCX Membership	1423465	323,412.00
Prism Liability Programs	1423468	1,060,545.00
SANDAG	1423472	111,011.00
Community Center	1423487	886,914.00

FINANCIAL STATEMENT

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

CITY ATTORNEY REVIEW ☒ N/A • ☐ Completed**RECOMMENDATION**

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>
06/24/26	Accounts Payable	\$ 155,259.08
06/25/26	Accounts Payable	56,330.46
06/25/26	Accounts Payable	8,539.20
06/25/26	Accounts Payable	508.39
06/25/26	Accounts Payable	5,682.98
06/26/26	Accounts Payable	192.60
06/30/26	Accounts Payable	160,232.48
07/01/26	Retiree Health	4,839.00
07/07/26	Accounts Payable	35,122.79
07/08/26	Accounts Payable	178,351.88
07/09/26	Payroll	590,398.07
07/09/26	Accounts Payable	177,391.16
07/09/26	Accounts Payable	228,052.01
07/09/26	Accounts Payable	2,042.44
07/09/26	Accounts Payable	285,621.40
07/10/26	Accounts Payable	53,609.20
07/14/26	Accounts Payable	163,831.42
07/16/26	Accounts Payable	93,825.10
07/16/26	Accounts Payable	260,065.73
07/21/26	Accounts Payable	68,297.77
07/21/26	Accounts Payable	55,718.26
07/21/26	Accounts Payable	2,057,184.14
07/22/26	Accounts Payable	149,079.34
07/23/26	Payroll	529,169.02
07/23/26	Accounts Payable	32,199.02

07/24/26	Accounts Payable	56,040.37
07/28/26	Accounts Payable	164,533.88
07/30/26	Accounts Payable	1,660,083.85
07/30/26	Accounts Payable	1,039,918.64
	TOTAL	<u><u>\$8,272,119.68</u></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

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06/25/2026 2:34:07PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
41086	6/24/2026	10956 FRANCHISE TAX BOARD	PPE 6/17/26		CA STATE TAX WITHHELD	38,711.81
					Total :	38,711.81
41100	6/24/2026	10955 DEPARTMENT OF THE TREASURY	PPE 6/17/26		FEDERAL TAX WITHHOLDINGS	116,547.27
					Total :	116,547.27
2 Vouchers for bank code : ubgen						Bank total : 155,259.08
2 Vouchers in this report						Total vouchers : 155,259.08

Prepared by: _____

Date: _____

Approved by: _____

Date: _____

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07/08/2026 3:07:18PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6156745	6/25/2026	14705 RHS MISSIONSQUARE	PPE 6/17/26		RETIREE HSA	5,082.97
Total :						5,082.97
6431495	6/26/2026	14704 457 MISSIONSQUARE	PPE 6/17/26		ICMA - 457	51,247.49
Total :						51,247.49
2 Vouchers for bank code : ubgen						Bank total : 56,330.46
2 Vouchers in this report						Total vouchers : 56,330.46

Prepared by: Tuach

Date: 7-8-26

Approved by: E. Buh

Date: 7-8-26

vchlist
07/08/2026 3:29:08PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
112984	6/25/2026	12774 LIABILITY CLAIMS ACCOUNT	062326-2		LIABILITY CLAIM SETTLEMENT #GFI	8,539.20
Total :						8,539.20
1 Vouchers for bank code : ubgen						Bank total : 8,539.20
1 Vouchers in this report						Total vouchers : 8,539.20

Prepared by: J. Tucker

Date: 7-8-26

Approved by: [Signature]

Date: 7/9/26

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07/08/2026 3:39:04PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
112937	6/25/2026	12774 LIABILITY CLAIMS ACCOUNT	062326		LIABILITY CLAIMS	508.39
Total :						508.39
1 Vouchers for bank code : ubgen						Bank total : 508.39
1 Vouchers in this report						Total vouchers : 508.39

Prepared by:

Date: 7-8-26

Approved by:

Date: 7/9/26

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07/08/2026 3:52:06PM

Voucher List
CITY OF SANTEE

Page 5

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
112890	6/25/2026	12774 LIABILITY CLAIMS ACCOUNT	062326-1		LIABILITY CLAIMS	5,682.98

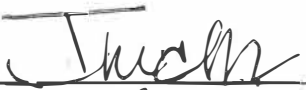
Total : 5,682.98

1 Vouchers for bank code : ubgen

Bank total : 5,682.98

1 Vouchers in this report

Total vouchers : 5,682.98

Prepared by: 

Date: 7.8.26

Approved by: 

Date: 7/9/26

Page 5

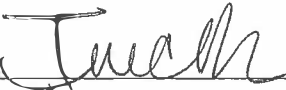
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06/26/2026 4:11:26PM

Voucher List
CITY OF SANTEE

Page 6

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423212	6/26/2026	10412 AT&T	301053963; JUL26		MAST PARK	192.60
Total :						192.60
1 Vouchers for bank code : ubgen						Bank total : 192.60
1 Vouchers in this report						Total vouchers : 192.60

Prepared by: 
Date: 6-26-26
Approved by: 
Date: 6/26/26

Page 6

vchlist
07/08/2026 3:13:13PM

Voucher List
CITY OF SANTEE

Page 7

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6264	6/30/2026	10353 PERS	6 26 4		PERS REDEPOSIT TAXABLE	160,232.48
Total :						160,232.48

1 Vouchers for bank code : ubgen

Bank total : 160,232.48

1 Vouchers in this report

Total vouchers : 160,232.48

Prepared by:

Date:

Approved by:

Date:

Page 7

Payroll Processing Report
CITY OF SANTEE
7/1/2026 to 7/31/2026-1 Cycle m

EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
Grand Totals					Employees: 28								
reth			5,096.00		catax	5,096.00	46.00						
					fedtax	5,096.00	211.00						
Grand Totals	0.00		5,096.00				257.00	0.00					
										Gross:	5,096.00		
										Net:	4,839.00		

<< No Errors / No Warnings >>

CB 7/1/26
PPE 7/31/26
Paydate 7/1/26

vchlist
07/08/2026 3:21:11PM

Voucher List
CITY OF SANTEE

Page 9

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
398796	7/7/2026	10482 TRISTAR RISK MANAGEMENT	202606-Santee5519		WORKERS COMP LOSSES; JUN26	35,122.79
					Total :	35,122.79
1 Vouchers for bank code : ubgen						Bank total : 35,122.79
1 Vouchers in this report						Total vouchers : 35,122.79

Prepared by: Juchh

Date: 7-8-26

Approved by: [Signature]

Date: 7/9/26

Page 9

vchlist
07/15/2026 12:06:03PM

Voucher List
CITY OF SANTEE

Page 10

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
81392	7/8/2026	10955 DEPARTMENT OF THE TREASURY	PPE 7/1/26 Retiree July		FEDERAL WITHHOLDING TAX FEDERAL WITHHOLDING TAX	134,376.94 211.00
Total :						134,587.94
81403	7/8/2026	10956 FRANCHISE TAX BOARD	July Retiree 2026 PPE 07/01/26		CA STATE TAX WITHHELD CA STATE TAX WITHHELD	46.00 43,717.94
Total :						43,763.94
2 Vouchers for bank code : ubgen						Bank total : 178,351.88
2 Vouchers in this report						Total vouchers : 178,351.88

Prepared by:

Date:

Approved by:

Date:

Page 10

Payroll Processing Report
CITY OF SANTEE

6/18/2026 to 7/1/2026-1 Cycle b

EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					sb-1		99.51						
					sb-3		69.00						
					sffa		3,597.44						
					sffapc		971.08						
					st1cs3	68,432.77	2,052.99	-2,052.99					
					st2cs3	17,153.94	514.62	-514.62					
					texlif		364.77						
					vaccpr		1,068.10						
					vaccpt		170.76						
					vcanpr		350.72						
					vcanpt		113.15						
					vgcipt		93.26						
					vghipr		60.29						
					vision	14,590.09	601.50						
					voladd		17.55						
					voldis		546.89						
					vollad			156.83					
					vollif		156.86						
Grand Totals	20,665.59		912,173.76				321,775.69	357,520.54					

Gross: 912,173.76
Net: 590,398.07

<< No Errors / 12 Warnings >>

EB
7/7/26
Paydote 7/9/26
PPE 7/1/26

vchlist
07/09/2026 11:32:59AM

Voucher List
CITY OF SANTEE

Page 12

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423213	7/9/2026	10010 AIS TRUST ACCOUNT NEWPORT	3561036 3561153		JULY AND AUG CONCERT INSURAN SANTEE SALUTES FY27 EVENT IN\$	4,414.00 3,440.00 Total : 7,854.00
1423214	7/9/2026	11445 AMERICAN MESSAGING	L1072898AG		FIRE PAGER SERVICE	245.34 Total : 245.34
1423215	7/9/2026	16104 BRIGHT OPS	15815		PERMIT#B-ELEC-26-0027 REFUND	130.32 Total : 130.32
1423216	7/9/2026	11160 BROADCAST MUSIC INC	1100622680		26-27 MUSIC LICENSING	916.00 Total : 916.00
1423217	7/9/2026	15751 CANON FINANCIAL SERVICES INC	43386206	55787	PLOTTER MAINTENANCE & USAGE	738.08 Total : 738.08
1423218	7/9/2026	16098 CRIST, TRACY	2005228..001		REFUND OF TRANSACTION FEE	5.40 Total : 5.40
1423219	7/9/2026	14446 ENTERPRISE FM TRUST	282938A-070326 FOT0197460-B	55793	VEHICLE LEASING PROGRAM FLEET MAINTENANCE SERVICES	19,878.95 204.00 Total : 20,082.95
1423220	7/9/2026	10521 PNC EQUIPMENT FINANCE LLC	2554118		2023 PIERCE PUMPER PYMT #4	145,825.71 Total : 145,825.71
1423221	7/9/2026	16101 REID, CALEB	41718		EMPLOYEE REIMBURSEMENT	183.16 Total : 183.16
1423222	7/9/2026	16105 RM ROOFING INC	17143		BL-002367-2026 REFUND	44.00 Total : 44.00
1423223	7/9/2026	13742 VELARDE, LAURIE	2005227.001		REFUND OF TRANSACTION FEE	13.20 Total : 13.20
1423224	7/9/2026	10850 WOLTERS KLUWER LEGAL & REGULAT	5417739683		PAYROLL MGR'S LTR SUBSCRIPTIC	1,353.00

Page 12

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423224	7/9/2026	10850	10850 WOLTERS KLUWER LEGAL & REGUL (Continued)		Total :	1,353.00
12 Vouchers for bank code : ubgen						Bank total : 177,391.16
12 Vouchers in this report						Total vouchers : 177,391.16

Prepared by: Juan M
Date: 7.9.26
Approved by: [Signature]
Date: 7/9/26

vchlist
07/09/2026 2:26:47PM

Voucher List
CITY OF SANTEE

Page 14

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423225	7/9/2026	10003 A & B SAW & LAWNMOWER SHOP	6595	55475	SMALL TOOL PARTS & REPAIRS	12.89
Total :						12.89
1423226	7/9/2026	13456 AGRICULTURAL PEST CONTROL	853775	55352	FY25/26 PEST CONTROL SERVICE	655.43
			860279	55352	FY25/26 PEST CONTROL SERVICE	1,095.00
			861666	55352	FY25/26 PEST CONTROL SERVICE	225.00
			866001	55352	FY25/26 PEST CONTROL SERVICE	165.00
			866049	55352	FY25/26 PEST CONTROL SERVICE	165.00
Total :						2,305.43
1423227	7/9/2026	10010 AIS TRUST ACCOUNT NEWPORT	3550594		EVENT INSURANCE	467.00
Total :						467.00
1423228	7/9/2026	11419 ANALYTICAL CHEMISTS INC	46196	55314	EQUIPMENT TESTING	220.00
Total :						220.00
1423229	7/9/2026	16091 BAUGHMAN, AMANDA	2005222.001		REFUND OF TRANSACTION FEE	6.75
Total :						6.75
1423230	7/9/2026	10020 BEST BEST & KRIEGER LLP	LEGAL JUNE 2026		LEGAL SVCS JUNE 2026	58,657.60
Total :						58,657.60
1423231	7/9/2026	16096 BOSQUE, TANYA	2005224.001		REFUND OF TRANSACTION FEE	6.30
Total :						6.30
1423232	7/9/2026	13990 C.P. RICHARDS SIGNS, INC.	ORD-261645	55319	VEHICLE ID DECALS	235.80
Total :						235.80
1423233	7/9/2026	15965 CASSEL, EMILY	2005211.001		REFUND OF TRANSACTION FEE	6.75
Total :						6.75
1423234	7/9/2026	16092 CEREZO, YOLANDA	306562		LIVESCAN REIMBURSEMENT	40.00
Total :						40.00
1423235	7/9/2026	16094 CHAVEZ, STEFFANY	306483		LIVESCAN REIMBURSEMENT	40.00
Total :						40.00

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07/09/2026 2:26:47PM

Voucher List
CITY OF SANTEE

Page 15

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423236	7/9/2026	12349 CHOICE LOCKSMITHING	061726OPS	55354	FY25/26 LOCKSMITH SERVICES - A	690.49
Total :						690.49
1423237	7/9/2026	10032 CINTAS CORPORATION 694	4262019594	55335	FLEET RENTALS	37.13
			4262194930	55335	MISC RENTALS & SUPPLIES	55.00
			4262946891	55335	SHOP RENTALS & SUPPLIES	40.72
			4262984600	55335	STATION SUPPLIES	55.66
			4263521578	55335	SHOP EQUIPMENT RENTAL	37.13
			4263705434	55335	SHOP RENTALS & SUPPLIES	40.72
			4264271347	55335	SHOP EQUIPMENT RENTAL	37.13
			4264430092	55335	SHOP RENTALS & SUPPLIES	40.72
			4265091682	55335	SHOP EQUIPMENT RENTAL	37.13
			4265271982	55335	SHOP RENTALS & SUPPLIES	55.00
			4265813892	55335	SHOP EQUIPMENT RENTAL	37.13
			4265948417	55335	SHOP RENTALS & SUPPLIES	40.72
			4265995515	55335	STATION SUPPLIES	55.66
			4266487228	55335	SHOP EQUIPMENT RENTAL	37.13
			4266714016	55335	SHOP RENTALS & SUPPLIES	40.72
			4267296779	55335	SHOP EQUIPMENT RENTAL	37.13
			4267473852	55335	SHOP RENTALS & SUPPLIES	40.72
			426778666	55335	EQUIPMENT RENTAL	37.13
			4268046954	55335	SHOP EQUIPMENT RENTAL	37.13
			4268238097	55335	SHOP RENTALS & SUPPLIES	55.00
			4268742000	55335	SHOP EQUIPMENT RENTAL	37.13
			4268927971	55335	SHOP RENTALS & SUPPLIES	40.72
			4269006430	55335	STATION SUPPLIES	55.66
			4269547379	55335	SHOP EQUIPMENT RENTAL	37.13
			4269743505	55335	SHOP RENTALS & SUPPLIES	40.72
			4270351504	55335	SHOP EQUIPMENT RENTAL	37.13
			4270532570	55335	SHOP RENTALS & SUPPLIES	40.72
			4271026027	55335	SHOP EQUIPMENT RENTAL	37.13
			4271181852	55335	SHOP RENTALS & SUPPLIES	55.00
			4271791762	55335	SHOP EQUIPMENT RENTAL	37.13
			4271981408	55335	SHOP RENTALS & SUPPLIES	40.72
			4272014040	55335	STATION SUPPLIES	55.66
			4272506749	55335	SHOP EQUIPMENT RENTAL	37.13
			4272671806	55335	SHOP RENTALS & SUPPLIES	40.72

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vchlist
07/09/2026 2:26:47PM

Voucher List
CITY OF SANTEE

Page 16

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423237	7/9/2026	10032 10032 CINTAS CORPORATION 694	(Continued)		Total :	1,447.51
1423238	7/9/2026	12153 CORODATA RECORDS	RS7173058	55479	RECORD STORAGE, RETRIEVAL & Total :	952.23 952.23
1423239	7/9/2026	10333 COX COMMUNICATIONS	141609201; JUN26 141609501; JUN26		APT IT-FS4 8950 COTTONWOOD AV APT IT-OPS 9534 VIA ZAPADOR Total :	207.39 207.39 414.78
1423240	7/9/2026	10333 COX COMMUNICATIONS	112256001; JUN26		9130 CARLTON OAKS DR Total :	97.01 97.01
1423241	7/9/2026	10046 D MAX ENGINEERING INC	9966 9981	55468 55426	STORMWATER PROGRAM ASSISTA CONSTRUCTION INSPECTIONS & F Total :	16,512.05 1,641.20 18,153.25
1423242	7/9/2026	16097 DOUGHERTY, MEGAN	2005225.001		REFUND OF TRANSACTION FEE Total :	5.85 5.85
1423243	7/9/2026	13582 DOWNSTREAM SERVICES INC	185730	55554	TRASH CAPTURE DEVICE CLEANIN Total :	7,152.00 7,152.00
1423244	7/9/2026	12970 DUDEK	202605337	55175	PROFESSIONAL SVS RELATED TO Total :	12,118.75 12,118.75
1423245	7/9/2026	14675 EAST COUNTY TRANSITIONAL	10482	55603	PLHA FUNDED HOMELESS OUTRE Total :	4,050.00 4,050.00
1423246	7/9/2026	14446 ENTERPRISE FM TRUST	FOT0197460-A	55339	VEHICLE MAINTENANCE CONTRAC Total :	1,340.10 1,340.10
1423247	7/9/2026	10251 FEDERAL EXPRESS	9-327-63186 9-346-44291 9-356-10671		FEDEX SHIPPING CHARGES FEDEX SHIPPING CHARGES FEDEX SHIPPING CHARGES Total :	31.57 22.50 9.47 63.54
1423248	7/9/2026	12155 GORILLA TEAM ARTISTS	483928		UTILITY BOX PAINTING	200.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423248	7/9/2026	12155 12155 GORILLA TEAM ARTISTS	(Continued)		Total :	200.00
1423249	7/9/2026	15435 HAICHRIS INC	26-29618	55705	CENTRAL SUPPLIES ORDER	4,417.11
					Total :	4,417.11
1423250	7/9/2026	14459 HMC ARCHITECTS	185650	53747	SANTEE COMMUNITY CENTER CIP	13,896.27
					Total :	13,896.27
1423251	7/9/2026	14833 INTERWEST CONSULTING GROUP	3913826	55471	FY 25/26 BUILDING EXPERT CONSI	6,317.50
					Total :	6,317.50
1423252	7/9/2026	16093 LANG, HOLLY	2005218.001		REFUND OF TRANSACTION FEE	5.85
					Total :	5.85
1423253	7/9/2026	10174 LN CURTIS AND SONS	INV1080689	55621	SAFETY APPAREL	1,874.60
					Total :	1,874.60
1423254	7/9/2026	16095 LOPEZ, RAYMOND	305382		LIVESCAN REIMBURSEMENT	40.00
					Total :	40.00
1423255	7/9/2026	16088 MAGANA, LAYLA	2005214.001		REFUND OF TRANSACTION FEE	5.85
					Total :	5.85
1423256	7/9/2026	10154 MCDUGAL BOEHMER FOLEY LYON	116772		SLEMSA LEGAL SERVICES MAY 20:	810.00
					Total :	810.00
1423257	7/9/2026	10083 MUNICIPAL EMERGENCY SERVICES L	IN2527643	55363	EQUIPMENT SERVICE	1,491.54
					Total :	1,491.54
1423258	7/9/2026	15620 MURG, AARON	26358		EMPLOYEE REIMBURSEMENT	140.00
					Total :	140.00
1423259	7/9/2026	10308 O'REILLY AUTO PARTS	2968-364335	55364	VEHICLE REPAIR PARTS	44.47
			2968-364478	55364	EQUIPMENT REPAIR PART	8.32
					Total :	52.79
1423260	7/9/2026	14614 PARADIGM MECHANICAL CORP	115410	55387	FY25/26 HVAC MAINT & REPAIRS	259.00
			115411	55387	FY25/26 HVAC MAINT & REPAIRS	283.64

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423260	7/9/2026	14614 PARADIGM MECHANICAL CORP	(Continued)			
			115412	55387	FY25/26 HVAC MAINT & REPAIRS	126.42
			115413	55387	FY25/26 HVAC MAINT & REPAIRS	120.26
			115432	55387	FY25/26 HVAC MAINT & REPAIRS	283.64
			115433	55387	FY25/26 HVAC MAINT & REPAIRS	144.90
			115726	55387	FY25/26 HVAC MAINT & REPAIRS	228.20
			115772	55387	FY25/26 HVAC MAINT & REPAIRS	842.88
			115777	55387	FY25/26 HVAC MAINT & REPAIRS	842.88
			115965	55387	FY25/26 HVAC MAINT & REPAIRS	258.37
			115966	55387	FY25/26 HVAC MAINT & REPAIRS	316.60
			115967	55387	FY25/26 HVAC MAINT & REPAIRS	292.85
					Total :	3,999.64
1423261	7/9/2026	16090 POOLADI, HODA	2005221.001		REFUND OF SUMMER CAMP	440.00
					Total :	440.00
1423262	7/9/2026	12062 PURETEC INDUSTRIAL WATER	2413277	55528	DEIONIZED WATER SERVICE	241.75
					Total :	241.75
1423263	7/9/2026	15343 QUADIENT FINANCE USA INC	2920986		PRIORITY MAIL POSTAGE	163.54
					Total :	163.54
1423264	7/9/2026	10095 RASA	5956	55434	MAP CHECK - 9464 PRYOR DR	350.00
					Total :	350.00
1423265	7/9/2026	13666 RINGCENTRAL INC	CD_001466956		62758185006; JUN26	2,784.84
					Total :	2,784.84
1423266	7/9/2026	10097 ROMAINE ELECTRIC CORPORATION	12-067104	55407	VEHICLE SUPPLIES	844.14
					Total :	844.14
1423267	7/9/2026	10407 SAN DIEGO GAS & ELECTRIC	04229703218; JUN26		STREET LIGHTS	18,458.81
			22373580042; JUN26		TRAFFIC SIGNALS	8,596.08
			34223805628; JUN26		ROW / MEDIANS (GAS)	294.16
			43940205509; JUN26		LMD	920.69
			79900685777; JUN26		BALLFIELDS; FACILITIES; PARKS	23,120.22
			85097421694; JUN26		CITY HALL GROUP BILL	11,668.10

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423267	7/9/2026	10407 10407 SAN DIEGO GAS & ELECTRIC	(Continued)			Total : 63,058.06
1423268	7/9/2026	10217 STAPLES ADVANTAGE	6065939166	55517	STAPLES OFFICE SUPPLIES	193.94
			6066235934	55412	OFFICE SUPPLIES	72.17
					Total :	266.11
1423269	7/9/2026	10119 STEVEN SMITH LANDSCAPE INC	56378	55375	FY25/26 - AREA 3 LANDSCAPE SER	7,347.00
					Total :	7,347.00
1423270	7/9/2026	15523 CALMAT DBA VULCAN MATERIALS	6458118	55624	ASPHALT MATERIALS & SUPPLIES	538.91
					Total :	538.91
1423271	7/9/2026	10250 THE EAST COUNTY	00164308		SLEMSA PUBLICATION	77.00
					Total :	77.00
1423272	7/9/2026	15120 THE WATCHLIGHT CORPORATION	925108	55413	SECURITY ALARM SERVICES	920.38
					Total :	920.38
1423273	7/9/2026	12480 UNITED SITE SERVICES	114-14246343	55698	PORTABLE TOILET, FENCE & SINK	291.04
					Total :	291.04
1423274	7/9/2026	10475 VERIZON WIRELESS	6145781996		WIFI SERVICE	1,220.31
					Total :	1,220.31
1423275	7/9/2026	15885 VOSS, JASON	3427		CONTRACT INSTRUCTOR PAYMEN	6,480.00
			3428		CONTRACT INSTRUCTOR PAYMEN	1,293.75
					Total :	7,773.75

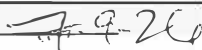
51 Vouchers for bank code : ubgen

Bank total : 228,052.01

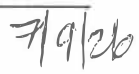
51 Vouchers in this report

Total vouchers : 228,052.01

Prepared by: 

Date: 

Approved by: 

Date: 

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
471008	7/9/2026	12774 LIABILITY CLAIMS ACCOUNT	070626		LIABILITY CLAIMS	2,042.44
Total :						2,042.44

1 Vouchers for bank code : ubgen

Bank total : 2,042.44

1 Vouchers in this report

Total vouchers : 2,042.44

Prepared by:

Date:

Approved by:

Date:

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423276	7/9/2026	10334 CHLIC	3750878		MEDICAL AND DENTAL INSURANCE	276,074.64
Total :						276,074.64
1423277	7/9/2026	14793 CONTROLLING INS COST IN CA, SCHOOL 2026-7			EMPLOYEE ASSISTANCE PROGRAI	470.66
Total :						470.66
1423278	7/9/2026	10785 RELIANCE STANDARD LIFE	July 2026		VOLUNTARY LIFE INSUR	313.69
Total :						313.69
1423279	7/9/2026	10424 SANTEE FIREFIGHTERS	PPE 7/1/26		BATT CHIEF-STATION EXPENSE	4,705.79
Total :						4,705.79
1423280	7/9/2026	10776 STATE OF CALIFORNIA	PPE 7/1/26		WITHHOLDING ORDER	449.53
Total :						449.53
1423281	7/9/2026	10776 STATE OF CALIFORNIA	PPE 7/1/26		WITHHOLDING ORDER	260.30
Total :						260.30
1423282	7/9/2026	10001 US BANK	PPE 7/1/26		PARS RETIREMENT	2,705.26
Total :						2,705.26
1423283	7/9/2026	14600 WASHINGTON STATE SUPPORT	PPE 7/1/26		WITHHOLDING ORDER	641.53
Total :						641.53

8 Vouchers for bank code : ubgen

Bank total : 285,621.40

8 Vouchers in this report

Total vouchers : 285,621.40

Prepared by:

Date:

Approved by:

Date:

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Voucher List
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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6049171	7/10/2026	14705 RHS MISSIONSQUARE	PPE 7/1/26		RETIREE HSA	5,128.97
					Total :	5,128.97
6183092	7/10/2026	14704 457 MISSIONSQUARE	PPE 7/1/26		ICMA - 457	48,480.23
					Total :	48,480.23
2 Vouchers for bank code : ubgen						Bank total : 53,609.20
2 Vouchers in this report						Total vouchers : 53,609.20

Prepared by:

Date:

Approved by:

Date:

J. Smith

E. Bull

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

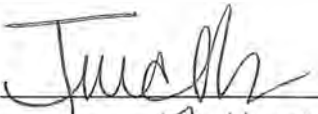
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
7263	7/14/2026	10353 PERS	07 26 3		PERS REDEPOSIT TAXABLE	163,831.42
Total :						163,831.42
1 Vouchers for bank code : ubgen						Bank total : 163,831.42
1 Vouchers in this report						Total vouchers : 163,831.42

Prepared by: Juan
Date: 7-19-26
Approved by: E. Bull
Date: 7-16-26

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423284	7/16/2026	10171 COUNTY OF SAN DIEGO	LC26-72		LAFCO BILLING FY 2026-27	25,282.77
Total :						25,282.77
1423285	7/16/2026	10333 COX COMMUNICATIONS	094486701; JUL26		CITY HALL GROUP BILL	3,414.78
Total :						3,414.78
1423286	7/16/2026	16119 LEONARD, NIKKI	2005237.001		REFUND OF CREDIT CARD PROCE	8.55
Total :						8.55
1423287	7/16/2026	13777 NETFILE, INC.	11060	55759	ANNUAL SOFTWARE SUBSCRIPTIC	6,000.00
Total :						6,000.00
1423288	7/16/2026	16116 STOLL, REBECCA	2005235.001		REFUND OF CREDIT CARD PROCE	6.30
Total :						6.30
1423289	7/16/2026	10257 TYLER TECHNOLOGIES INC	00287245	55792	TYLER-EDEN ANNUAL MAINTENAN	54,421.63
Total :						54,421.63
1423290	7/16/2026	16120 VALENTINE, RICKI	2005234.001		REFUND OF CREDIT CARD PROCE	6.30
Total :						6.30
1423291	7/16/2026	14687 WEX BANK	113804146-B		FLEET CARD FUELING	4,684.77
Total :						4,684.77
8 Vouchers for bank code : ubgen						Bank total : 93,825.10
8 Vouchers in this report						Total vouchers : 93,825.10

Prepared by: 

Date: 7.16.26

Approved by: 

Date: 7/16/26

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Voucher List
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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423292	7/16/2026	14954 ADVANCED ELECTRICAL INNOVATION	940	55400	FY25/26 ELECTRICAL REPAIRS & M	5,326.50
			965	55400	FY25/26 ELECTRICAL REPAIRS & M	770.12
					Total :	6,096.62
1423293	7/16/2026	13456 AGRICULTURAL PEST CONTROL	858543	55352	FY25/26 PEST CONTROL SERVICE	655.43
					Total :	655.43
1423294	7/16/2026	16117 ARDOLINO, RICHARD	2005236.001		REFUND OF CREDIT CARD PROCE	16.20
					Total :	16.20
1423295	7/16/2026	10262 AUSTIN, ROY	07092026-A		RETIREE HEALTH INSURANCE	1,893.66
					Total :	1,893.66
1423296	7/16/2026	16112 BAKKER, JASMINE	2005230.001		REFUND OF SUMMER CAMP	100.00
					Total :	100.00
1423297	7/16/2026	15009 BLUESHIELD OF CA PROMISE HEALT	ACID 22924		REFUND - AMBULANCE BILLING	1,203.33
					Total :	1,203.33
1423298	7/16/2026	13292 BORDER RECAPPING LLC	26-0361219-008	55318	TIRES	862.25
					Total :	862.25
1423299	7/16/2026	14527 CHAVEZ, NICOLAS	18		SPARC MEETING	47.18
					Total :	47.18
1423300	7/16/2026	12349 CHOICE LOCKSMITHING	062026WPK	55354	FY25/26 LOCKSMITH SERVICES - A	241.25
			062226CH	55354	FY25/26 LOCKSMITH SERVICES - A	135.77
			062226PKS	55354	FY25/26 LOCKSMITH SERVICES - A	91.59
					Total :	468.61
1423301	7/16/2026	10032 CINTAS CORPORATION 694	4273318379	55335	SHOP EQUIPMENT RENTAL	37.13
			4273489311	55335	SHOP RENTALS & SUPPLIES	40.72
					Total :	77.85
1423302	7/16/2026	12328 CINTAS CORP. #2	5343700712	55610	FIRST-AID KIT SERVICE	387.13
					Total :	387.13

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423303	7/16/2026	15413 COUNTYWIDE MECHANICAL SYSTEMS	80176	55384	FY25/26 PLUMBING REPAIRS & REI	5,627.58
Total :						5,627.58
1423304	7/16/2026	10333 COX COMMUNICATIONS	038997401; JUN26		9951 RIVERWALK DR	57.00
Total :						57.00
1423305	7/16/2026	13067 DAVID CLARK COMPANY INC	RINV779891	55289	EQUIPMENT REPAIR	1,645.70
Total :						1,645.70
1423306	7/16/2026	10449 DAY MANAGEMENT CORPORATION	INV923989	55290	EQUIPMENT REPAIR	250.00
Total :						250.00
1423307	7/16/2026	16129 DAY, CHRISTINE	ACID 31606		REFUND- AMBULANCE BILLING	130.00
Total :						130.00
1423308	7/16/2026	12438 DIESEL PRINT CO LLC	3992	55271	HOMETOWN HERO BANNERS	1,206.59
Total :						1,206.59
1423309	7/16/2026	14811 DIGITECH COMPUTER LLC	618003448	55456	SLEMSA BILLING CONTRACT SERV	24,240.09
Total :						24,240.09
1423310	7/16/2026	10058 ETS PRODUCTIONS INC	21460	55385	AUDIO VISUAL	9,600.00
Total :						9,600.00
1423311	7/16/2026	13565 FAILSAFE TESTING LLC	14968	55728	EQUIPMENT INSPECTION	1,400.00
Total :						1,400.00
1423312	7/16/2026	11136 FINANCIAL CREDIT NETWORK INC	02725		COLLECTION FEE	270.08
Total :						270.08
1423313	7/16/2026	12155 GORILLA TEAM ARTISTS	483927	55666	SANTEE ART	750.00
Total :						750.00
1423314	7/16/2026	11196 HD SUPPLY FACILITIES	9250294360 CM-9248256123	55358 55358	STATION SUPPLIES CR-STATION SUPPLIES RTRND	91.28 -50.22
Total :						41.06
1423315	7/16/2026	15311 HEAVY HAULER ASSOCIATION	2026	55726	HEROES GOLF CLASSIC SUPPORT	6,000.00

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423315	7/16/2026	15311 15311 HEAVY HAULER ASSOCIATION	(Continued)		Total :	6,000.00
1423316	7/16/2026	15268 HERITAGE LANDSCAPE SUPPLY GRP	0027349592-001	55568	IRRIGATION SUPPLIES	79.20
			0027434847-002	55568	IRRIGATION SUPPLIES	531.66
			0027509397-001	55568	IRRIGATION SUPPLIES	166.06
			0027578870-001	55568	IRRIGATION SUPPLIES	28.36
			0027893904-001	55568	IRRIGATION SUPPLIES	139.60
			0027970179-001	55568	IRRIGATION SUPPLIES	398.33
					Total :	1,343.21
1423317	7/16/2026	10105 HI-WAY SAFETY INC	187569	55681	TRAFFIC SIGNS & SUPPLIES	3,492.13
					Total :	3,492.13
1423318	7/16/2026	16103 HOA MADARIAGA	2005226.001		REFUND OF CANCELLED CLASS	245.00
					Total :	245.00
1423319	7/16/2026	14833 INTERWEST CONSULTING GROUP	3535308	55471	FY 25/26 BUILDING EXPERT CONSI	8,731.64
					Total :	8,731.64
1423320	7/16/2026	16118 JARVI, TERRY	2005233.001		REFUND OF CREDIT CARD PROCE	8.10
					Total :	8.10
1423321	7/16/2026	10272 JENKINS, CARROLL	07092026-C		RETIREE HEALTH INSURANCE	2,246.49
					Total :	2,246.49
1423322	7/16/2026	15703 JOHNSON, SUSAN	07092026-B		RETIREE HEALTH INSURANCE	683.70
					Total :	683.70
1423323	7/16/2026	13558 KIFER HYDRAULICS CO, INC	89180	55295	VEHICLE REPAIR PARTS	143.41
					Total :	143.41
1423324	7/16/2026	16130 LEAP, KRY OR ANN	ACID 35106		REFUND - AMBULANCE BILLING	10.00
					Total :	10.00
1423325	7/16/2026	10154 MCDUGAL BOEHMER FOLEY LYON	117216		SLEMSA LEGAL SERVICES JUNE 21	510.00
					Total :	510.00
1423326	7/16/2026	10538 MEALS ON WHEELS	4-25-26	55543	CDBG SUBRECIPIENT	1,452.50

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423326	7/16/2026	10538 10538 MEALS ON WHEELS	(Continued)		Total :	1,452.50
1423327	7/16/2026	15062 MOLINA HEALTHCARE OF CA	ACID 15699		REFUND - AMBULANCE BILLING	1,168.18
					Total :	1,168.18
1423328	7/16/2026	10083 MUNICIPAL EMERGENCY SERVICES L	IN2499487	55652	WEARING APPAREL	393.17
			IN2503953	55652	WEARING APPAREL	962.85
					Total :	1,356.02
1423329	7/16/2026	10155 MUSCO SPORTS LIGHTING LLC	453826	55516	MUSCO LIGHTS	3,750.00
					Total :	3,750.00
1423330	7/16/2026	13245 NEXTECH SYSTEMS, INC	INV4089	55696	ETHERNET SWITCHES CIP 2023-09	20,701.26
			INV4116	55703	CLARY BATTERIES	3,689.93
					Total :	24,391.19
1423331	7/16/2026	16115 OMERRY, KELLI	2005238.001		REFUND OF CREDIT CARD PROCE	8.55
					Total :	8.55
1423332	7/16/2026	15600 PACIFIC LAWN MOWER WORKS	220000106828	55511	AS-NEEDED LAWN MOWER PARTS	153.16
					Total :	153.16
1423333	7/16/2026	10344 PADRE DAM MUNICIPAL WATER DIST	29700015; JUN26		CONSTRUCTION METER	251.50
			90000366; JUN26		GROUP BILL	66,269.62
					Total :	66,521.12
1423334	7/16/2026	10241 PETTY CASH	CM 06/25/2026		PETTY CASH REIMB - CITY MANAG	46.14
					Total :	46.14
1423335	7/16/2026	10095 RASA	5957	55434	MAP CHECK - ATLAS VIEW DRIVE I	350.00
			5958	55434	MAP CHECK - URBAN LOT SPLIT	700.00
			5959	55434	MAP CHECK - WOODSIDE IOD & DI	350.00
					Total :	1,400.00
1423336	7/16/2026	14298 ROBERTS, JENNIFER	2005231.001		REFUND OF SUMMER CAMP WEEK	420.00
					Total :	420.00
1423337	7/16/2026	12034 SAN DIEGO EAST COUNTY CHAMBER	206251		MEETING DUES	20.00

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423337	7/16/2026	12034 12034 SAN DIEGO EAST COUNTY CHAMBEI (Continued)			Total :	20.00
1423338	7/16/2026	16100 SAN YSIDRO HEALTH	ACID 29636		REFUND - AMBULANCE BILLING	1,411.72
					Total :	1,411.72
1423339	7/16/2026	10768 SANTEE SCHOOL DISTRICT	9964	55409	SANTEE SCHOOL DISTRICT TRANS	169.38
					Total :	169.38
1423340	7/16/2026	10768 SANTEE SCHOOL DISTRICT	9984	55409	SANTEE SCHOOL DISTRICT TRANS	150.56
			9986	55409	SANTEE SCHOOL DISTRICT TRANS	75.28
					Total :	225.84
1423341	7/16/2026	14523 SCA OF CA, LLC	CA0944498	55372	STREET SWEEPING SVCS	32,198.14
					Total :	32,198.14
1423342	7/16/2026	11910 SPECTRUM GAS PRODUCTS	0000692808	55577	OXYGEN CYLINDER REFILLS	328.50
					Total :	328.50
1423343	7/16/2026	14388 STOUT, TRAVIS	05936Z		EMPLOYEE REIMBURSEMENT	200.00
					Total :	200.00
1423344	7/16/2026	10572 SUNBELT RENTALS INC	185039155-0001	55328	EQUIPMENT RENTAL	1,530.06
					Total :	1,530.06
1423345	7/16/2026	10316 TCB EMBROIDERY	20612	55609	WEARING APPAREL	3,424.30
					Total :	3,424.30
1423346	7/16/2026	10250 THE EAST COUNTY	001640-78-80-81-82		LEGAL POSTING - PUBLIC NOTICE	2,838.50
			00164541		NOTICE OF PUBLIC HEARING - FP	140.00
					Total :	2,978.50
1423347	7/16/2026	11193 TMAN TRAFFIC SUPPLY	18050	55486	TRAFFIC SIGNS & SUPPLIES	2,069.87
					Total :	2,069.87
1423348	7/16/2026	15091 T-MOBILE USA INC	993045165; JUN26		CITY HALL	2,094.30
					Total :	2,094.30
1423349	7/16/2026	10257 TYLER TECHNOLOGIES INC	045-561885	55727	ENERGOV TRAINING	8,325.00

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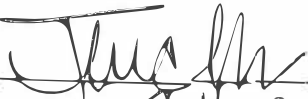
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423349	7/16/2026	10257 TYLER TECHNOLOGIES INC	(Continued)			Total : 8,325.00
1423350	7/16/2026	10642 USPS-POC	06302026		2026 JUNE POSTAGE	879.42
					Total :	879.42
1423351	7/16/2026	14687 WEX BANK	113804146-A		FLEET CARD FUELING	19,374.40
					Total :	19,374.40
1423352	7/16/2026	16128 ZDROWSKI, WALLACE	ACID 30604		REFUND - AMBULANCE BILLING	130.00
			ACID 32464		REFUND - AMBULANCE BILLING	130.00
					Total :	260.00
1423353	7/16/2026	12510 ZERO WASTE USA	816863	55685	DOG WASTE STATIONS	2,478.14
			819480	55685	DOG WASTE STATIONS	991.26
					Total :	3,469.40
62 Vouchers for bank code : ubgen						Bank total : 260,065.73
62 Vouchers in this report						Total vouchers : 260,065.73

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423354	7/21/2026	15604 BANUELOS, EMILIO	2026-TRI-STATE-EB		TRI-STATE CONF PER DIEM	301.00
					Total :	301.00
1423355	7/21/2026	10333 COX COMMUNICATIONS	052335901; JUL26		8950 COTTONWOOD AVE	198.86
					Total :	198.86
1423356	7/21/2026	12593 ELLISON WILSON ADVOCACY, LLC	2026-07-06		LEGISLATIVE ADVOCACY SERVICE	950.00
					Total :	950.00
1423357	7/21/2026	10204 LIFE ASSIST INC	2152836	55806	EMS SUPPLIES	588.24
					Total :	588.24
1423358	7/21/2026	13346 MAXEY, NICK	2026-TRI-STATE-NM		TRI-STATE CONF PER DIEM	301.00
					Total :	301.00
1423359	7/21/2026	15376 NESVIG, CHRISTINE	11122025		MILEAGE REIMBURSEMENT	6.72
					Total :	6.72
1423360	7/21/2026	16122 OCHOA, KIMBER	2005249.001		REFUND OF ONLINE TRANSACTION	6.30
					Total :	6.30
1423361	7/21/2026	10344 PADRE DAM MUNICIPAL WATER DIST	90000367; JUL26		GROUP BILL	63,220.72
					Total :	63,220.72
1423362	7/21/2026	10110 SECTRA SECURITY INC	26070632	55749	FY 26/27 ARMORED CAR TRANSPORT	189.25
					Total :	189.25
1423363	7/21/2026	10250 THE EAST COUNTY	00164936		NOTICE OF ELECTION PUBLICATION	182.00
					Total :	182.00
1423364	7/21/2026	10467 THE EPOCH TIMES IN SAN DIEGO	SD056202607		NOTICE OF ELECTION PUBLICATION	350.00
					Total :	350.00
1423365	7/21/2026	10829 TIENG VIET SAN DIEGO NEWS	1717/7		NOTICE OF ELECTION PUBLICATION	100.00
					Total :	100.00
1423366	7/21/2026	10978 US BANK	8227480		CFD 2017-1 ADMIN FEES	1,400.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423366	7/21/2026	10978	10978 US BANK		(Continued)	Total : 1,400.00
1423367	7/21/2026	10475	VERIZON WIRELESS	6148287122	CELL PHONE SERVICE	503.68
					Total :	503.68
14	Vouchers for bank code :	ubgen			Bank total :	68,297.77
14	Vouchers in this report				Total vouchers :	68,297.77

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Date:

Approved by:

Date:

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423369	7/21/2026	10001 US BANK	0011698		MATERIALS & SUPPLIES	109.14
			0015459		STATION SUPPLIES	48.39
			003179		MEETING SUPPLIES	14.29
			0032978		APA MEMBERSHIP	104.00
			005690		OFFICE & MEETING SUPPLIES	48.98
			00946E3F-0007		TELEPROMPTER SUBSCRIPTION	65.31
			014532		HEROES GOLF CLASSIC SUPPLIES	52.36
			014584		SENIOR PROGRAM SUPPLIES	67.89
			015818		EVENT SUPPLIES	4.00
			023172		MEETING SUPPLIES	50.38
			025431		ARTS OUTREACH SUPPLIES	4.04
			027368		MATERIALS & SUPPLIES	391.94
			032843		DAY CAMP SUPPLIES	55.17
			045338-A		CLEAN TRUCK CHECK PROGRAM	1.92
			045338-B		CLEAN TRUCK CHECK PROGRAM	64.26
			045835		HEROES GOLF CLASSIC SUPPLIES	103.70
			048585		STAFF TRAINING SUPPLIES	64.33
			048696		DAY CAMP SUPPLIES	66.37
			051741		JR LEADER FIELD TRIP TICKETS	23.75
			0522076		SMALL TOOLS	311.67
			052932		BAIN FIRE	57.96
			055500		PHONE ADAPTER	5.39
			059273		MEETING SUPPLIES	81.68
			059485		TEEN CENTER SUPPLIES	43.83
			060081		VERONA FIRE	62.07
			060137		SANTEE SENIOR SUPPLIES	21.04
			06112026		OFFICE SUPPLIES	97.98
			061293		STATION SUPPLIES	587.25
			066631		MEETING SUPPLIES	57.19
			07012026		EVENT PROMOTION	90.00
			072275		MEETING SUPPLIES	45.70
			075656		OFFICE SUPPLIES	19.11
			079948		STATION SUPPLIES	348.91
			082274		DAY CAMP SUPPLIES	28.06
			087750		EVENT SUPPLIES	9.70
			092255		JR LEADER FIELD TRIP	23.75

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423369	7/21/2026	10001 US BANK	(Continued)			
			093694		DAY CAMP SUPPLIES	356.69
			096302		STATION SUPPLIES	18.31
			097107		GRANT SUPPLIES	6.41
			098477		DAY CAMP SUPPLIES	333.67
			10216		HEROES GOLF CLASSIC FACEBOC	17.59
			102242723		ANNUAL MEMBERSHIP DUES	75.00
			102242831		ANNUAL MEMBERSHIP DUES	75.00
			1022624		BANNER BRACKETS	1,243.16
			10265		SIGNAGE	26.94
			106421		SMALL TOOLS	525.00
			106-61126		SUMMER CONCERT SUPPLIES	34.44
			1152215		HEROES GOLF SUPPLIES	74.12
			12187023		EQUIPMENT SUPPLIES	113.92
			129700		MEMBERSHIP DUES	25.00
			130500		MEMBERSHIP DUES	25.00
			1343		SPECIAL EVENT SUPPLIES	781.25
			14266		MEETING SUPPLIES	20.03
			1543340		MATERIALS & SUPPLIES	30.13
			1543370		STATION EQUIPMENT	23.08
			155699		SMALL TOOLS	463.31
			156350		SMALL TOOLS	2,037.51
			158115		EQUIPMENT LABELS	492.04
			158202		EQUIPMENT LABELS	107.28
			15972		MEETING SUPPLIES	20.03
			1629BD7-6		FIREFIGHTERS TEXTING SERVICE	40.00
			165-61126		SUMMER CONCERT SUPPLIES	43.05
			174671F		PROFESSIONAL DEVELOPMENT	45.00
			18723826		TRAINING SB 827	2,000.00
			1901837		EQUIPMENT SUPPLIES	145.29
			198280		EQUIPMENT SUPPLIES	1,205.73
			2013028		OFFICE SUPPLIES	26.68
			201479		HEROES GOLF CLASSIC SUPPLIES	104.00
			20176617		SUBSCRIPTION	350.00
			2024707		SMALL TOOLS	611.92
			2024708		MATERIALS & SUPPLIES	203.12
			20600		SPARC SUPPLIES	165.36

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423369	7/21/2026	10001 US BANK	(Continued)			
			2063-2		SPECIAL EVENT SUPPLIES	874.95
			208309		MEETING SUPPLIES	23.70
			212851		COMMUNICATION EQUIPMENT	864.84
			21320		ENGINEERING SUPPLIES	23.96
			21526		ENGINEERING AND PLANNING & E	57.08
			221829		OFFICE SUPPLIES	150.79
			221832		OFFICE SUPPLIES	115.21
			231243		EMS EQUIPMENT SUPPLIES	685.24
			232-61826		SUMMER CONCERT SUPPLIES	51.66
			2450610-CR		OFFICE SUPPLIES	-42.77
			2533658		EVENT SUPPLIES	177.43
			27731		BAIN FIRE	126.78
			27921		SMALL TOOLS	208.90
			2920		DAY CAMP FIELD TRIP	2,440.00
			2960258		VEHICLE SUPPLIES	40.93
			300018235		CAPPO MEMBERSHIP RENEWAL	145.00
			3004389		HEROES GOLF CLASSIC FACEBOC	35.18
			3012801		MATERIALS & SUPPLIES	285.21
			3012802		MATERIALS & SUPPLIES	197.87
			30602439		EVENT BANNERS	126.99
			3160912		EQUIPMENT SUPPLIES	90.05
			31609896		SUMMER EVENT SUPPLIES	726.67
			3187465		OFFICE SUPPLIES - FINANCE	42.90
			3408242		SMALL TOOLS	323.24
			34269		HEROES GOLF CLASSIC - POSTAC	15.60
			37000		CFED CONFERENCE	929.34
			37597		CFED CONFERENCE	735.66
			3789010		DAY CAMP SUPPLIES	362.26
			3978664		EVENT SUPPLIES	12.92
			4011022		MATERIALS & SUPPLIES - STORM	657.06
			4011074-1		EVENT SIGN SUPPLIES	429.62
			4020359		SMALL TOOLS	216.23
			4023533		MATERIALS & SUPPLIES	64.41
			4388009		ADVERTISEMENT HR	665.00
			43932		STATION SUPPLIES	3,333.60
			4406646		MATERIALS & SUPPLIES	63.20

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423369	7/21/2026	10001 US BANK	(Continued)			
			4521314		EVENT SUPPLIES	30.08
			46763		HEROES GOLF CLASSIC FACEBOC	17.59
			4693827		OFFICE SUPPLIES	309.22
			48426		DISC GOLF SPONSOR SIGN	43.10
			493168		WELLNESS	181.12
			496192		WELLNESS	457.40
			4YAB8NC		STAFF PARK & REC SHIRTS	848.47
			5020228		MATERIALS & SUPPLIES	118.46
			502370-B		HEROES GOLF CLASSIC - LUNCH	1,854.00
			5050629		OFFICE SUPPLIES	106.76
			50958656		EVENT SIGN SUPPLIES	670.43
			5186623		OFFICE SUPPLIES	156.13
			5282883		JOP POSTING - SENIOR TRAFFIC I	250.00
			5308231		OFFICE SUPPLIES	46.69
			53145928		FACILITIES SUPPLIES	422.36
			53563917-1		EVENT SUPPLIES	499.97
			5379447		VEHICLE SUPPLIES	68.39
			5521051		EVENT SUPPLIES	90.25
			5522311		MATERIALS & SUPPLIES	33.88
			5615		SAFETY EQUIPMENT	3,492.85
			5900987		SPECIAL EVENTS SUPPLIES	37.37
			5952083262		SCBA EQUIPMENT	118.00
			6020197		WEARING APPAREL	193.85
			6020198		MATERIALS & SUPPLIES	320.50
			6193		GOOGLE CLOUD SEARCHES - WE	0.22
			6301063		CIVIC CENTER SUPPLIES	118.42
			6363424		OFFICE SUPPLIES - FINANCE	38.90
			6384259		EVENT SUPPLIES	25.85
			64820		HEROES GOLF CLASSIC FACEBOC	70.36
			68362898		EQUIPMENT SUPPLIES	1,202.37
			6925848		EVENT SUPPLIES	43.08
			7010614		MATERIALS & SUPPLIES - FOUNTA	257.87
			7050657		OFFICE SUPPLIES	86.18
			7082603		TRAINING EQUIPMENT	144.70
			7200265		PLANNING SUPPLIES	24.77
			7301047		INSTRUCTIONAL CLASS SUPPLIES	29.08

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423369	7/21/2026	10001 US BANK	(Continued)			
			7726647		OFFICE SUPPLIES	70.13
			77868.2627		NRPA ANNUAL MEMBERSHIP	945.00
			78569320		CANVA MEMBERSHIP	99.99
			79456		HEROES GOLF CLASSIC FACEBOC	20.10
			7953048		STEEL ENCLOSURE - FS 20 APPAF	116.26
			8089027		HEROES GOLF CLASSIC SUPPLIE	376.35
			81557559		BAIN FIRE	183.48
			8281041		SMALL TOOLS	160.55
			8421008		ENGINE SUPPLIES	67.96
			8429		SB 827 TRAINING	150.00
			8522535		EVENT SUPPLIES	22.60
			85540-C6W2L3		MEMBERSHIP DUES	50.00
			85696-T3J5N7		MEMBERSHIP DUES	50.00
			8723452		SPARC SUPPLIES	247.60
			8925813		OFFICE SUPPLIES - FINANCE	182.06
			9020876		EVENT SUPPLIES	44.16
			908606		STAFF PROFESSIONAL DEVELOPM	315.00
			91117		EVENT SUPPLIES	261.66
			9136204		OFFICE SUPPLIES - FINANCE	54.82
			9170623		EVENT SUPPLIES	184.69
			9231429		SMALL TOOLS	131.03
			92833.2		DAY CAMP FIELD TRIP	1,048.55
			94832		CAMP STAFF SHIRTS	378.45
			94833		DAY CAMP TSHIRTS	426.30
			94837		CAMP TSHIRTS	730.80
			9523527		EVENT SUPPLIES	182.77
			9543465		WEARING APPAREL	64.92
			9633065		MATERIALS & SUPPLIES	232.72
			976944		ANNUAL MEMBERSHIP DUES	225.00
			977035		REFERENCE MATERIALS	659.94
			977047		ANNUAL MEMBERSHIP DUES	225.00
			F4196EAP6Q		COMMUNICATION CHARGES	110.00
			IEC-18522		REC SUPPLIES	225.20
			INV-9024		SUBSCRIPTION	490.00
			JFWCK		WELLNESS	386.39
			P-8429		SB 827 TRAINING REFUND	-150.00

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1423369	7/21/2026	10001 US BANK	(Continued) PNNJ9DRQNML PZ-1946660 QAC - ERIC KING QP9QA9 SA7042888 SO-1987847 SPE6AJ0 STE/023087		PROFESSIONAL DEVELOPMENT RESCUE EQUIPMENT PROFESSIONAL DEVELOPMENT OFFICE SUPPLIES ART CULTURE GIVEAWAY RESCUE EQUIPMENT MEETING REGISTRATION MATERIALS & SUPPLIES	36.40 790.64 115.00 114.55 1,767.19 550.59 20.00 592.46
Total :						55,718.26
1 Vouchers for bank code : ubgen						Bank total : 55,718.26
1 Vouchers in this report						Total vouchers : 55,718.26

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423370	7/21/2026	10003 A & B SAW & LAWNMOWER SHOP	6392	55475	SMALL TOOL PARTS & REPAIRS	603.99
			6393	55475	SMALL TOOL PARTS & REPAIRS	1,073.83
					Total :	1,677.82
1423371	7/21/2026	13481 AGENT-MARTINEZ, AMBER	2005239.001		REFUND OF TRANSACTION FEE	5.85
					Total :	5.85
1423372	7/21/2026	10292 ALL STAR FIRE EQUIPMENT INC	273586	55377	SAFETY APPAREL & EQUIPMENT	429.72
					Total :	429.72
1423373	7/21/2026	10510 AMAZON WEB SERVICES, INC	2713503213		AMAZON CLOUD SERVICES	107.83
					Total :	107.83
1423374	7/21/2026	15380 ANDERSON, MARK	2604		CONTRACT INSTRUCTOR PAYMEN	48.00
					Total :	48.00
1423375	7/21/2026	11460 ASBURY ENVIRONMENTAL SERVICES	I500-01399211	55316	OIL & FILTER DISPOSAL	65.00
			I500-01399212	55316	FILTER DISPOSAL	103.00
			I500-01399213	55316	USED FUEL DISPOSAL	390.20
					Total :	558.20
1423376	7/21/2026	10412 AT&T	000025433414		TELEPHONE	610.88
					Total :	610.88
1423377	7/21/2026	10533 AVENU INSIGHTS & ANALYTICS	INV06-021752	55443	2024 ACFR STATISTICAL REPORTS	1,870.00
					Total :	1,870.00
1423378	7/21/2026	16121 BAEZ, RACHELLE	2005244.001		REFUND OF ONLINE TRANSACTION	5.85
					Total :	5.85
1423379	7/21/2026	10017 BAY CITY ELECTRIC WORKS	W328642	55378	GENERATOR MAINT & REPAIRS	212.79
			W328643	55378	GENERATOR MAINT & REPAIRS	212.79
			W328644	55378	GENERATOR MAINT & REPAIRS	212.79
			W328724	55378	GENERATOR MAINT & REPAIRS	832.51
			W329180	55378	GENERATOR MAINT & REPAIRS	125.00
					Total :	1,595.88

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423380	7/21/2026	10032 CINTAS CORPORATION 694	4274055110	55335	SHOP EQUIPMENT RENTAL	37.13
			4274267387	55335	SHOP RENTALS & SUPPLIES	55.00
					Total :	92.13
1423381	7/21/2026	15152 COAR DESIGN GROUP	24392	55648	INTERIM FIRE STATION NO. 24	47,965.00
			24394	55647	SANTEE FS 4 REMODEL	54,375.00
					Total :	102,340.00
1423382	7/21/2026	11002 CONTEMPORARY CYBERNETICS GROUP	821136	55704	ANNUAL SAN MAINTENANCE	5,530.00
					Total :	5,530.00
1423383	7/21/2026	10161 CORE SERVICES INC	99952	55381	FY25/26 CUSTODIAL SERVICES - O	872.72
			99958	55381	FY25/26 CUSTODIAL SERVICES - O	5,374.04
					Total :	6,246.76
1423384	7/21/2026	12153 CORODATA RECORDS	RS7179513	55479	RECORD STORAGE, RETRIEVAL &	901.74
					Total :	901.74
1423385	7/21/2026	11862 CORODATA SHREDDING INC	DN1585337		JUNE SHREDDING SERVICE	60.61
					Total :	60.61
1423386	7/21/2026	10358 COUNTY OF SAN DIEGO	26CTOFSAN12	55425	SHERIFF RADIOS	2,806.00
					Total :	2,806.00
1423387	7/21/2026	15413 COUNTYWIDE MECHANICAL SYSTEMS	81307	55384	FY25/26 PLUMBING REPAIRS & REI	709.11
			81362	55384	FY25/26 PLUMBING REPAIRS & REI	4,241.61
					Total :	4,950.72
1423388	7/21/2026	13129 DAVID TURCH AND ASSOCIATES	063026	55415	HIGHWAY 52 COALITION	5,000.00
					Total :	5,000.00
1423389	7/21/2026	12655 DELL MARKETING LP	10879006113	55489	MONTHLY WEBSITE HOSTING FEE	514.14
					Total :	514.14
1423390	7/21/2026	12438 DIESEL PRINT CO LLC	3993	55271	VETERANS BANNERS - CYCLE OC	1,206.59
					Total :	1,206.59
1423391	7/21/2026	15214 EMERGENCY VEHICLE SYSTEMS LLC	2778	55428	VEHICLE REPAIR & PARTS	282.91

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423391	7/21/2026	15214 EMERGENCY VEHICLE SYSTEMS LLC	(Continued) 2779	55428	VEHICLE EQUIPMENT	431.87
					Total :	714.78
1423392	7/21/2026	13044 FIELDTURF USA, INC	000741509	55665	SYNTHETIC TURF MAINTENANCE	6,200.00
					Total :	6,200.00
1423393	7/21/2026	15446 FOCUS PSYCHOLOGICAL SERVICE	INV110482	55616	COUNSELING SERVICES	900.00
					Total :	900.00
1423394	7/21/2026	11881 GOODEN, CHRIS	0889816		EMPLOYEE REIMBURSEMENT	189.38
					Total :	189.38
1423395	7/21/2026	16125 HAVLUCIYAN, CASEY	2005242.001		REFUND OF ONLINE TRANSACTION	5.85
					Total :	5.85
1423396	7/21/2026	14785 HEARTLAND FIRE	SNTQTR42526		HFTA FY25-26 Q4 LEASE & OPERA	8,086.00
					Total :	8,086.00
1423397	7/21/2026	15268 HERITAGE LANDSCAPE SUPPLY GRP	0028018734-001	55568	IRRIGATION SUPPLIES	205.21
					Total :	205.21
1423398	7/21/2026	14833 INTERWEST CONSULTING GROUP	4135630	55471	FY 25/26 BUILDING EXPERT CONSI	10,592.50
					Total :	10,592.50
1423399	7/21/2026	14956 JET ADVERTISING LLC	13652	55268	WEBSITE CONSULTANT SERVICES	862.50
					Total :	862.50
1423400	7/21/2026	14229 JOBSITE SUPPLY CO	91466300	55294	CIP SUPPLIES	153.32
					Total :	153.32
1423401	7/21/2026	13558 KIFER HYDRAULICS CO, INC	89224	55295	VEHICLE REPAIR PART	27.06
					Total :	27.06
1423402	7/21/2026	15922 KOA HILLS CONSULTING LLC	11897	55579	CONSULTING SVCS FOR ERP PRO	6,700.00
					Total :	6,700.00
1423403	7/21/2026	10997 LAKESIDE FIRE PROTECTION	063026CB		FY26 Q4 SLEMSA CLERK OF THE B	5,982.90

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423403	7/21/2026	10997 LAKESIDE FIRE PROTECTION	(Continued) 063026NC 295	55459 55397	NURSE COORDINATOR FY25 Q4 SUBSCRIPTION FEES	31,911.26 1,120.14 Total : 39,014.30
1423404	7/21/2026	10080 MOST DEPENDABLE FOUNTAINS INC	INV89784	55711	BOTTLE FILLER STATIONS FOR PA	15,858.08 Total : 15,858.08
1423405	7/21/2026	10308 O'REILLY AUTO PARTS	2968-367132	55364	VEHICLE REPAIR PART	8.07 Total : 8.07
1423406	7/21/2026	15600 PACIFIC LAWN MOWER WORKS	220000106880	55511	AS-NEEDED LAWN MOWER PARTS	10.76 Total : 10.76
1423407	7/21/2026	10442 PAYCO SPECIALTIES	1768-05-2026 1768-06-2026	55432 55432	FY 25/26 STRIPING MAINTENANCE FY 25/26 STRIPING MAINTENANCE	57,887.57 33,072.85 Total : 90,960.42
1423408	7/21/2026	10932 PERRY ELECTRIC	1707-RET 1785-2 CIP2022-55R2	55712	RETENTION RELEASE CITYWIDE FIBER COMMUNICATION RETENTION #2	51,212.86 95,005.00 -4,750.25 Total : 141,467.61
1423409	7/21/2026	10092 PHOENIX GROUP INFO SYSTEMS	022026031 032026031 042026031	55346 55346 55346	FY 25/26 PARKING CITE PROCESS FY 25/26 PARKING CITE PROCESS FY 25/26 PARKING CITE PROCESS	720.47 925.53 1,044.48 Total : 2,690.48
1423410	7/21/2026	10095 RASA	5960 5961	55434 55434	MAP CHECK- 9464 PRYOR DRIVE MAP CHECK - SLOPE ST. TM 2020-4	350.00 350.00 Total : 700.00
1423411	7/21/2026	15393 REC CONSULTANTS INC	1996-6 1996-7 1997-4 2056-1	55435 55435 55435 55435	PLAN REVIEW - MISSION GROVE V PLAN REVIEW - MISSION GROVE V PLAN REVIEW - SUMMIT WESTERF PLAN REVIEW - PARKVUE FINAL M	3,945.00 3,390.00 3,037.50 8,373.76 Total : 18,746.26

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Voucher List
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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423412	7/21/2026	15507 RICHARD ANTHONY ASSOCIATES	2026.2 Santee	55663	SB1383 CONSULTANT	5,203.75
Total :						5,203.75
1423413	7/21/2026	10606 SD COUNTY SHERIFF'S DEPT	07162026 SHERIFF MAY 2026	55472	FY25/26 SHERIFF MOU FOR CANN/ LAW ENFORCEMENT SVCS MAY 20	270.44 1,524,619.32
Total :						1,524,889.76
1423414	7/21/2026	16126 SARMIENTO, GARY	2005240.001		REFUND OF ONLINE TRANSACTION	8.10
Total :						8.10
1423415	7/21/2026	13206 SHARP BUSINESS SYSTEMS DIVISIO	9005873455 9005873481		COPY CHARGES COPY CHARGES	3,151.00 18.85
Total :						3,169.85
1423416	7/21/2026	10837 SOUTHWEST TRAFFIC SIGNAL	85137 85138 85139	55484 55484 55484	TRAFFIC SIGNAL - MARKOUT REPO TRAFFIC SIGNAL - CM INSPECTION TRAFFIC SIGNAL - SERVICE CALLS	513.81 2,698.80 1,113.26
Total :						4,325.87
1423417	7/21/2026	11910 SPECTRUM GAS PRODUCTS	0000896926 0000896927	55577 55577	OXYGEN CYLINDER RENTAL OXYGEN CYLINDER RENTAL	180.50 57.00
Total :						237.50
1423418	7/21/2026	14240 SPICER CONSULTING GROUP	2291	55636	ASSESSMENT ENG & CFD SVCS F	2,841.67
Total :						2,841.67
1423419	7/21/2026	14623 STEPHEN WADE CHEVROLET	3320838	55307	VEHICLE REPAIR PARTS	442.11
Total :						442.11
1423420	7/21/2026	10119 STEVEN SMITH LANDSCAPE INC	52093	55374	FY25/26 AREA 2 LANDSCAPE SERV	880.00
Total :						880.00
1423421	7/21/2026	15523 CALMAT DBA VULCAN MATERIALS	6446432	55624	ASPHALT MATERIALS & SUPPLIES	410.06
Total :						410.06
1423422	7/21/2026	15776 TEAMCIVX LLC	4749	55513	FUNDING FEASIBILITY ASSESSEMEI	8,634.92
Total :						8,634.92

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Voucher List
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423423	7/21/2026	10515 THE SAN DIEGO UNION - TRIBUNE	0000644547		LEGAL NOTICES - PUBLIC HEARIN	1,069.24
					Total :	1,069.24
1423424	7/21/2026	16123 TORRES, MELISSA	2005246.001		REFUND OF TRANSACTION FEE DI	8.55
					Total :	8.55
1423425	7/21/2026	10165 TRAD AM ENTERPRISES INC	822		CONTRACT INSTRUCTOR PAYMEN	864.00
					Total :	864.00
1423426	7/21/2026	10133 UNDERGROUND SERVICE ALERT	25-264504	55439	DIG ALERT - STATE FEES	59.83
			620260708	55439	DIG ALERT - MONTHLY TICKETS	268.00
					Total :	327.83
1423427	7/21/2026	10001 US BANK	APR-PRO26		APRIL PROCARD FEE	491.16
			MAY-PRO26		MAY PROCARD FEE	476.97
					Total :	968.13
1423428	7/21/2026	16124 VANDERBILT, SHANNON	2005245.001		REFUND OF ONLINE TRANSACTION	5.85
					Total :	5.85
1423429	7/21/2026	14097 VOICES FOR CHILDREN	4-2026	55546	CDBG SUBRECIPIENT	1,530.32
					Total :	1,530.32
1423430	7/21/2026	10148 WESTAIR GASES EQUIPMENT INC	0012233359	55310	SHOP SUPPLIES	246.58
					Total :	246.58
1423431	7/21/2026	14556 WESTERN SYSTEMS INC	0000072584	55699	ALPHA BATTERIES	17,809.00
					Total :	17,809.00
1423432	7/21/2026	10537 WETMORE'S	06P135703	55312	VEHCILE REPAIR PARTS	27.37
					Total :	27.37
1423433	7/21/2026	10331 WHITE CAP LP	50037883174	55487	TOOLS, MATERIALS & SUPPLIES	2,632.38
					Total :	2,632.38
64 Vouchers for bank code : ubgen						Bank total : 2,057,184.14
64 Vouchers in this report						Total vouchers : 2,057,184.14

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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Prepared by: _____

Date: _____

Approved by: _____

Date: _____

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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
21116	7/22/2026	10956 FRANCHISE TAX BOARD	PPE 7/15/26		CA STATE TAX WITHHELD	37,211.23
					Total :	37,211.23
21124	7/22/2026	10955 DEPARTMENT OF THE TREASURY	PPE 7/15/26		FEDERAL WITHHOLDING TAX	111,868.11
					Total :	111,868.11
2 Vouchers for bank code : ubgen						Bank total : 149,079.34
2 Vouchers in this report						Total vouchers : 149,079.34

Prepared by: [Signature]
Date: 7-30-26
Approved by: [Signature]
Date: 7/30/26

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EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					rhsabc	34,712.52	694.26						
					roth	149,662.43	16,772.86						
					sb-1		101.37						
					sb-3		69.00						
					sffa		3,704.80						
					sffapc		1,000.12						
					st1cs3	70,074.84	2,102.23	-2,102.23					
					st2cs3	17,665.05	529.95	-529.95					
					texlif		364.68						
					vaccpr		1,068.10						
					vaccpt		170.76						
					vcanpr		350.72						
					vcanpt		113.15						
					vgcipt		93.26						
					vghipr		60.29						
					vision	13,645.17	544.29						
					voladd		17.50						
					voldis		546.89						
					vollif		156.83						
					vollpb			-156.83					
Grand Totals	17,864.75		825,215.68				296,046.66	97,464.41					

Gross:	825,215.68
Net:	529,169.02

<< No Errors / 11 Warnings >>

Hf
7/21/26
Paydate 7/23/26
PPE 7/15/26

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Voucher List
CITY OF SANTEE

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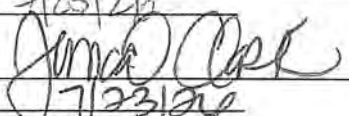
Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423434	7/23/2026	12724 AMERICAN FIDELITY ASSURANCE	D995439		VOLUNTARY LIFE INS-AM FIDELITY	6,710.96
					Total :	6,710.96
1423435	7/23/2026	12903 AMERICAN FIDELITY ASSURANCE CO	2707030		FLEXIBLE SPENDING ACCOUNT	3,933.83
			2707031		FLEXIBLE SPENDING ACCOUNT	3,933.83
					Total :	7,867.66
1423436	7/23/2026	12722 FIDELITY SECURITY LIFE	167418756		EYEMED - VOLUNTARY VISION	1,106.93
					Total :	1,106.93
1423437	7/23/2026	10508 LIFE INSURANCE COMPANY OF	July 2026		LIFE INSURANCE	3,378.32
					Total :	3,378.32
1423438	7/23/2026	14452 MEDICAL AIR SERVICES ASSOC B2B	July 2026		MEDICAL AIR TRANSPORT SVCS	193.00
					Total :	193.00
1423439	7/23/2026	14458 METROPOLITAN LIFE INSURANCE	90475205		VOLUNTARY LEGAL	630.00
					Total :	630.00
1423440	7/23/2026	10784 NATIONAL UNION FIRE INSURANCE	July 2026		VOLUNTARY AD&D	35.05
					Total :	35.05
1423441	7/23/2026	10335 SAN DIEGO FIREFIGHTERS FEDERAL	PPE 7/15/26		LONG TERM DISABILITY-SFFA	1,298.00
					Total :	1,298.00
1423442	7/23/2026	10424 SANTEE FIREFIGHTERS	PPE 7/15/26		BATT CHIEF-STATION EXPENSE	4,842.19
					Total :	4,842.19
1423443	7/23/2026	10776 STATE OF CALIFORNIA	PPE 7/15/26		WITHHOLDING ORDER	260.30
					Total :	260.30
1423444	7/23/2026	10776 STATE OF CALIFORNIA	PPE 7/15/26		WITHHOLDING ORDER	449.53
					Total :	449.53
1423445	7/23/2026	14467 TEXAS LIFE INSURANCE COMPANY	SM0F0U20260714001		VOLUNTARY INS RIDERS	729.45
					Total :	729.45

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423446	7/23/2026	10001 US BANK	PPE 7/15/26		PARS RETIREMENT	2,394.32
Total :						2,394.32
1423447	7/23/2026	10001 US BANK	PPE 5/20/26 reissue		PARS RETIREMENT	1,661.78
Total :						1,661.78
1423448	7/23/2026	14600 WASHINGTON STATE SUPPORT	PPE 7/15/26		WITHHOLDING ORDER	641.53
Total :						641.53
15 Vouchers for bank code : ubgen						Bank total : 32,199.02
15 Vouchers in this report						Total vouchers : 32,199.02

Prepared by: 
Date: 7/23/26
Approved by: 
Date: 7/23/26

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6495507	7/24/2026	14705 RHS MISSIONSQUARE	PPE 7/15/26		RETIREE HSA	5,293.33
					Total :	5,293.33
6507835	7/24/2026	14704 457 MISSIONSQUARE	PPE 7/15/26		ICMA - 457	50,747.04
					Total :	50,747.04
2 Vouchers for bank code : ubgen						Bank total : 56,040.37
2 Vouchers in this report						Total vouchers : 56,040.37

Prepared by:

Date:

Approved by:

Date:

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
7264	7/28/2026	10353 PERS	07 26 4		PERS REDEPOSIT TAXABLE	164,533.88

Total : 164,533.88

1 Vouchers for bank code : ubgen

Bank total : 164,533.88

1 Vouchers in this report

Total vouchers : 164,533.88

Prepared by:

Date:

Approved by:

Date:

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423449	7/30/2026	15401 ALLIANCE FOR AFRICAN	14847		NOTICE OF ELECTION PUBLICATIC	232.87
					Total :	232.87
1423450	7/30/2026	16136 BRIGHT OPS	11952		PERMIT B-SOL-25-0104 REFUND	164.24
			12856		PERMIT B-SOLARAPP-25-0130 REF	348.63
					Total :	512.87
1423451	7/30/2026	11134 CARRICO, TAYLOR	10302025		MILEAGE REIMBURSEMENT	10.08
					Total :	10.08
1423452	7/30/2026	10031 CDW GOVERNMENT LLC	AK2TV4M	55830	FIREWALL SOFTWARE	8,777.00
					Total :	8,777.00
1423453	7/30/2026	10486 COUNTY OF SAN DIEGO	07282026		DOCUMENT HANDLING FEE - HAZ/	50.00
			07282026EIR		EIR RECORDING FEE - HAZARD MI	4,227.50
					Total :	4,277.50
1423454	7/30/2026	10333 COX COMMUNICATIONS	063453006; JUL26		9534 VIA ZAPADOR	98.55
			064114701; JUL26		8115 ARLETTE ST	195.97
					Total :	294.52
1423455	7/30/2026	15882 CYBERGRADE TECHNOLOGIES	70691	55831	CLOUD-BASED BACKUP SERVICE	4,946.84
					Total :	4,946.84
1423456	7/30/2026	15488 DARKTRACE HOLDINGS LTD	10051008	55851	SOFTWARE SUBSCRIPTION BUNDI	8,442.87
					Total :	8,442.87
1423457	7/30/2026	14926 EAGLES POINT SECURITY INC	34403	55827	SECURITY	2,057.50
					Total :	2,057.50
1423458	7/30/2026	16113 ELG, LESLIE	15974		REFUNDABLE ACCOUNTS RE2603;	2,162.02
					Total :	2,162.02
1423459	7/30/2026	10368 FIREWORKS & STAGE FX AMERICA	23869	55735	SANTEE SALUTES - FIREWORKS B	22,500.00
					Total :	22,500.00
1423460	7/30/2026	15710 HEBRON, JOHN	194400291		ESRI USER CONFERENCE REIMBU	35.78

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423460	7/30/2026	15710 15710 HEBRON, JOHN	(Continued)		Total :	35.78
1423461	7/30/2026	15251 IPERMIT LLC	15852		PERMIT B-PLMB-26-0053 REFUND	231.70
					Total :	231.70
1423462	7/30/2026	16110 JABBO, ANMAR	16758		REFUNDABLE ACCOUNT RE260875	1,500.00
					Total :	1,500.00
1423463	7/30/2026	16133 JUST, JESSICA	307461		NEW EMPLOYEE LIVESCAN	40.00
					Total :	40.00
1423464	7/30/2026	10413 LARSON, SCOTT	06657D		EMPLOYEE REIMBURSEMENT	250.00
					Total :	250.00
1423465	7/30/2026	10357 LAWCX	LAWCX-0060-2027		LAWCX MEMBERSHIP PREMIUM	323,412.00
					Total :	323,412.00
1423466	7/30/2026	10204 LIFE ASSIST INC	2156607	55806	EMS SUPPLIES	4,345.53
			2156663	55806	EMS SUPPLIES	9,172.13
			2156664	55806	EMS SUPPLIES	64.71
			2157812	55806	EMS SUPPLIES	37.01
			2158501	55806	EMS SUPPLIES	149.66
			2158915	55806	EMS SUPPLIES	1,862.57
			2158970	55806	EMS SUPPLIES	83.08
					Total :	15,714.69
1423467	7/30/2026	16109 M & S LIMITED PARTNERSHIP	07515		REFUNDABLE ACCOUNT CUP2405,	6,662.75
					Total :	6,662.75
1423468	7/30/2026	12251 PRISM	27300077		PRISM GENERAL LIABILITY PROGF	942,732.00
			27400419		MASTER CRIME PROGRAM	4,685.00
			27400534		CYBER LIABLITY PROGRAM	41,600.00
			27400660		POLLUTION INSURANCE PROGRAI	1,802.00
			27400743		OPTIONAL EXCESS LIABILITY PRO	69,726.00
					Total :	1,060,545.00
1423469	7/30/2026	12062 PURETEC INDUSTRIAL WATER	2427047	55874	DEIONIZED WATER SERVICE	34.40
			2427048	55874	DEIONIZED WATER SERVICE	51.22

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423469	7/30/2026	12062 PURETEC INDUSTRIAL WATER	(Continued) 2427049	55874	DEIONIZED WATER SERVICE	17.20
					Total :	102.82
1423470	7/30/2026	16101 REID, CALEB	307149		NEW EMPLOYEE LIVESCAN	40.00
					Total :	40.00
1423471	7/30/2026	14539 ROGERS ANDERSON MALODY & SCOTT	81211	55819	FY 26/27 AUDIT SERVICES	7,700.00
					Total :	7,700.00
1423472	7/30/2026	10108 SAN DIEGO ASSOC OF GOVERNMENTS	321484 321529		SANDAG MEMBER AGENCY ASSES FY 27 ARJIS JPA/CHARTER MEMBE	29,760.00 81,251.00
					Total :	111,011.00
1423473	7/30/2026	10407 SAN DIEGO GAS & ELECTRIC	34223805628; JUL26 79900685777; JUL26		ROW / MEDIANS (GAS) BALLFIELDS; FACILITIES; PARKS	361.56 29,696.65
					Total :	30,058.21
1423474	7/30/2026	13061 SAN DIEGO HUMANE SOCIETY &	JUL-26	55859	ANIMAL CONTROL SERVICES	41,392.00
					Total :	41,392.00
1423475	7/30/2026	10677 SANTEE CHAMBER OF COMMERCE	6018	55839	ANNUAL SUPPORT	2,400.00
					Total :	2,400.00
1423476	7/30/2026	10584 SHERWIN WILLIAMS CO	8711-3		PAINT SUPPLIES	48.05
					Total :	48.05
1423477	7/30/2026	16072 SHOWBOSS PRODUCTIONS	COSEE0001	55861	AERIAL FLYOVER FOR SANTEE SA	2,500.00
					Total :	2,500.00
1423478	7/30/2026	16131 SKY RANCH COMMUNITY ASSN	17049		PERMIT TUP-2026-0007 REFUND	373.67
					Total :	373.67
1423479	7/30/2026	10217 STAPLES ADVANTAGE	6068369035	55863	OFFICE SUPPLIES	93.44
					Total :	93.44
1423480	7/30/2026	12480 UNITED SITE SERVICES	114-14256263 114-14257571	55829 55829	PORTABLE TOILET, FENCE & SINK PORTABLE TOILET, FENCE & SINK	358.36 180.00

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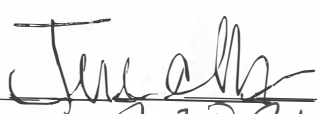
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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423480	7/30/2026	12480 12480 UNITED SITE SERVICES	(Continued)			
					Total :	538.36
1423481	7/30/2026	10475 VERIZON WIRELESS	6148287123		WIFI SERVICE	1,220.31
					Total :	1,220.31
33 Vouchers for bank code : ubgen						Bank total : 1,660,083.85
33 Vouchers in this report						Total vouchers : 1,660,083.85 ✓

Prepared by: 

Date: 7/30/26

Approved by: 

Date: 7/30/26

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Bank code : ubgen						
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423482	7/30/2026	11139 ACE UNIFORMS, LLC - SAN DIEGO	SD0272896	55332	WEARING APPAREL	739.00
			SD0273064	55332	WEARING APPAREL	411.55
			SD0273427	55332	WEARING APPAREL	105.60
Total :						1,256.15
1423483	7/30/2026	14954 ADVANCED ELECTRICAL INNOVATION	976	55400	FY25/26 ELECTRICAL REPAIRS & M	2,394.35
			977	55400	FY25/26 ELECTRICAL REPAIRS & M	1,318.88
			978	55400	FY25/26 ELECTRICAL REPAIRS & M	1,799.07
Total :						5,512.30
1423484	7/30/2026	10292 ALL STAR FIRE EQUIPMENT INC	273762	55650	SAFETY APPAREL	12,842.72
Total :						12,842.72
1423485	7/30/2026	15028 AMERICAN BUSINESS BANK	CIP2025-05 2E		ESCROW CITYWIDE PAVEMENT RE	810.00
Total :						810.00
1423486	7/30/2026	12714 BALCH, CHRIS	061126-CB(2)		CFED WEST CONFERENCE	144.00
Total :						144.00
1423487	7/30/2026	15924 BARNHART-REESE CONSTRUCTION	CIP2018-31 5P	55596	SANTEE COMMUNITY CENTER PRO	886,914.00
			CIP2018-31 5R		RETENTION FOR PROGRESS PAYM	-44,345.70
Total :						842,568.30
1423488	7/30/2026	10023 BUILDERS FENCE COMPANY INC	140358	55477	FENCING MATERIALS & SUPPLIES	288.49
Total :						288.49
1423489	7/30/2026	14624 CABRERA, ANTONIO	061126-AC		CFED WEST CONFERENCE	253.34
Total :						253.34
1423490	7/30/2026	15711 CANON USA INC	270942	55440	PLOTTER MAINTENANCE & USAGE	21.67
			272787	55440	PLOTTER MAINTENANCE & USAGE	204.31
			274636	55440	PLOTTER MAINTENANCE & USAGE	206.52
Total :						432.50
1423491	7/30/2026	10979 CITY OF LA MESA	MIS0000401		NEW EMPLOYEE LIVESCAN	40.00
Total :						40.00

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423492	7/30/2026	10486 COUNTY OF SAN DIEGO	202600543		RECORDED DOCUMENTS - LD ANC	117.00
					Total :	117.00
1423493	7/30/2026	10608 CRISIS HOUSE	1016	55541	CDBG SUBRECIPIENT	2,275.55
					Total :	2,275.55
1423494	7/30/2026	10142 CSA SAN DIEGO COUNTY	983	55542	CDBG SUBRECIPIENT	3,132.33
					Total :	3,132.33
1423495	7/30/2026	10046 D MAX ENGINEERING INC	10023	55468	STORMWATER PROGRAM ASSISTA	18,071.75
			10038	55426	CONSTRUCTION INSPECTIONS & F	141.04
					Total :	18,212.79
1423496	7/30/2026	14811 DIGITECH COMPUTER LLC	618003729	55456	SLEMSA BILLING CONTRACT SERV	12,251.88
					Total :	12,251.88
1423497	7/30/2026	12970 DUDEK	202606475	55175	PROFESSIONAL SVS RELATED TO	5,028.75
					Total :	5,028.75
1423498	7/30/2026	10054 ELDERHELP OF SAN DIEGO	Q4_2026	55548	CDBG SUBRECIPIENT	1,093.81
					Total :	1,093.81
1423499	7/30/2026	15220 GOCHENOUR, JASON	061126-JG		CFED WEST CONFERENCE	280.38
					Total :	280.38
1423500	7/30/2026	10070 HAWTHORNE CAT MACHINERY	PS001018563	55321	VEHICLE REPAIR PART	282.69
					Total :	282.69
1423501	7/30/2026	10457 HAZARD CONSTRUCTION ENGR LLC	CIP2025-05 2P	55649	CITYWIDE PAVEMENT REPAIR AND	16,200.00
			CIP2025-05 2R		RETENTION CITYWIDE PAVEMENT	-810.00
					Total :	15,390.00
1423502	7/30/2026	14833 INTERWEST CONSULTING GROUP	4095751	55471	FY 25/26 BUILDING EXPERT CONSI	6,532.61
					Total :	6,532.61
1423503	7/30/2026	16132 KELLEY, NATHAN	307248		NEW HIRE LIVESCAN	40.00
					Total :	40.00

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07/30/2026 2:26:10PM

Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423504	7/30/2026	13082 MACLEOD WATTS INC	070226Sante	55343	OPEB ACTUARIAL VALUATIONS SV	8,825.00
Total :						8,825.00
1423505	7/30/2026	16004 MUNU LLC	2026-1301	55677	HOMELESS ENCAMPMENT CLEANI	5,620.00
Total :						5,620.00
1423506	7/30/2026	10155 MUSCO SPORTS LIGHTING LLC	453898	55516	MUSCO LIGHTS	1,359.05
Total :						1,359.05
1423507	7/30/2026	10085 NATIONAL SAFETY COMPLIANCE INC	105167		DRUG/ALCOHOL TESTING	238.69
Total :						238.69
1423508	7/30/2026	11539 PALM ENGINEERING CONSTRUCTION	9-2026 CIP2024-02, 09 R	55127	CUYAMACA STREET RIGHT TURN F RETENTION	78,133.95 -3,906.70
Total :						74,227.25
1423509	7/30/2026	10241 PETTY CASH	6302026		PETTY CASH REIMB - CITY MANAG	46.49
Total :						46.49
1423510	7/30/2026	10768 SANTEE SCHOOL DISTRICT	10001 10002 10004	55410 55410 55410	FY 25/26 USE OF SPORT LIGHTS A` FY 25/26 USE OF SPORT LIGHTS A` FY 25/26 USE OF SPORT LIGHTS A`	1,984.50 1,587.60 232.80
Total :						3,804.90
1423511	7/30/2026	13171 SC COMMERCIAL, LLC	IN-0000386509 IN-0000386624	55371 55371	DELIVERED FUEL CR, DELIVERED FUEL	2,853.67 -372.49
Total :						2,481.18
1423512	7/30/2026	12223 SITEONE LANDSCAPE SUPPLY LLC	162401332-001	55389	IRRIGATION PARTS	437.36
Total :						437.36
1423513	7/30/2026	10837 SOUTHWEST TRAFFIC SIGNAL	85140 85141 85142 85143 85144	55437 55437 55437 55437 55437	STREETLIGHT MAINTENANCE - MA STREETLIGHT MAINTENANCE - SE STREETLIGHT MAINTENANCE - SE STREETLIGHT MAINTENANCE - SD STREETLIGHT MAINTENANCE - SE	1,353.88 171.23 468.16 8,922.13 3,081.73
Total :						13,997.13

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vchlist
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Voucher List
CITY OF SANTEE

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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1423514	7/30/2026	10027 STATE OF CALIFORNIA	057540		FINGERPRINT APPS	96.00
Total :						96.00

33 Vouchers for bank code : ubgen

Bank total : 1,039,918.64

33 Vouchers in this report

Total vouchers : 1,039,918.64

Prepared by: Tuc M

Date: 7-30-26

Approved by: [Signature]

Date: 7/30/26

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MEETING DATE August 12, 2026

ITEM TITLE RESOLUTION AUTHORIZING ACCEPTANCE AND APPROPRIATION OF FY 2025 TECH CY PRES GRANT FUNDS FOR THE PURCHASE OF TECHNOLOGY EQUIPMENT TO PROVIDE REMOTE ACCESS FOR STAFF WITH EMERGENCY OPERATIONS CENTER RESPONSIBILITIES

DIRECTOR/DEPARTMENT Harley Wallace, Fire Chief *HW*
Wendy Kaserman, City Manager

SUMMARY

In 2017, the City received a grant award from the Cy Pres Settlement Fund to purchase new computers, monitors, and other technology equipment to modernize the City's Emergency Operations Center (EOC). On April 10, 2025, the City was notified of an additional funding opportunity for prior Cy Pres Settlement Fund recipients to receive funding for related projects. The City submitted an application to acquire additional equipment to provide secure remote access for staff with key EOC functions to access the City's network remotely during emergency events. Equipment requested through this application includes Starlink satellite service for City Hall, a dedicated server to isolate remote access from the City's main server, six laptop computers for staff with EOC responsibilities, and associated software licenses. The City was recently notified of an award of \$34,000.92 from the Tech Cy Pres Fund.

FINANCIAL STATEMENT *HW*

Up to \$34,000.92 in 2025 Tech Cy Pres grant funds will be utilized for the purchase of pre-approved technology equipment in accordance with the terms of the grant award.

CITY ATTORNEY REVIEW ☐ N/A • ☒ Completed

RECOMMENDATION *WK*

Adopt the Resolution accepting and appropriating \$34,000.92 in 2025 Tech Cy Pres grant funds for the purchase of technology equipment to provide remote network access for staff with EOC functions.

ATTACHMENT

Tech Cy Pres Fund grant award letter
Resolution



GRANT AGREEMENT

Grantee:	City of Santee
Amount:	\$34,000.92
Source of Funds:	Tech Cy Pres Fund

Preamble: Definitions

As used in this Agreement:

“Agreement” means this Grant Agreement, including any attachments or amendments.

“Cy Pres Grants Administrator” means Cy Pres Settlement Funds LLC, its Managing Member, and their authorized representatives.

“Final Report” means the written summary of project activities, expenditures, and outcomes required under Section 3.

“Grantee” means the organization identified in the header of this Agreement.

1. Use of Grant Funds.

Grantee will use the grant funds for the following purpose:

Deploying a server, laptops, and satellite internet connectivity to ensure secure remote access and uninterrupted emergency communications during infrastructure failures.

Grant funds must be used in accordance with the project proposal previously submitted by
City of Santee

In no event shall indirect expenses exceed 6% of the amount awarded. Any funds not used for the purposes described above will revert to the Tech Cy Pres Fund to be distributed in accordance with the terms of the settlement agreements and court orders establishing the fund.

Grant funds will not be used to supplant or replace federal, state, local, or other governmental funding for any program, purchase, or activity, and Grantee's budget will not be reduced to compensate for the award of this grant.

2. Payment of Grant Funds.

Grant funds will be disbursed to Grantee in a single lump-sum payment within 21 business days of the effective date of this Agreement.

3. Grantee Reports.

Grantee will submit a Final Report no later than October 1, 2026, or earlier upon completion of the project, summarizing project activities undertaken, expenditures of grant funds, and outcomes achieved during the grant period. The Final Report shall not exceed two (2) pages.

All reports will be sent by email to Matt Iverson-Comelo, Tech Cy Pres Fund Administrator, at matt@cypresssettlementfunds.com.

4. Inspections and Examinations.

Grantee agrees that the Cy Pres Grants Administrator and its authorized representatives may, upon reasonable notice and during normal business hours, conduct site visits related to the project and examine such records and documents as are reasonably necessary to verify compliance with this Agreement and the proper use of grant funds.

5. Records.

Grantee will maintain its books and records in such a manner that the receipts and expenditures of grant funds received for this grant will be shown separately on such books and records in an easily checked form. Grantee will keep such records as well as copies of all reports to the Cy Pres Grants Administrator, invoices paid, and supporting documentation for at least four (4) years following submission of the Final Report and will make such books, records, reports, and supporting documentation available to the Cy Pres Grants Administrator or their designee for inspection upon request.

The name and contact information of the person responsible for maintaining Grantee's books and records and preparing Grantee's Final Report currently is:

Harley Wallace

City of Santee

10601 Magnolia Ave

Santee, CA 92071

Phone: (619) 258-4100 x202 ; Email: hwallace@cityofsanteeca.gov

The contact information above may change; if so, the Cy Pres Grants Administrator will be notified in writing of any such change.

6. Acknowledgment of Support.

Grantee shall acknowledge support from the Tech Cy Pres Fund in any public-facing materials, publications, announcements, press releases, reports, websites, or other communications describing the project, equipment, or any deliverables or assets funded in whole or in part by this grant.

Such acknowledgment shall include one of the following statements, or substantially similar language, as applicable:

For project-based grants: **"This project was made possible by a grant from the Tech Cy Pres Fund. Created as a result of antitrust litigation pursued by the Attorney General of the State of California, the purpose of the Fund is to support community technology enhancements across California for the benefit of California consumers."**

For equipment-based grants: **"This [equipment / lab / facility] was made possible by a grant from the Tech Cy Pres Fund. Created as a result of antitrust litigation pursued by the Attorney General of the State of California, the purpose of the Fund is to support community technology enhancements across California for the benefit of California consumers."**

7. Indemnification.

To the extent permitted by applicable law, Grantee shall indemnify and hold harmless the Tech Cy Pres Fund and Cy Pres Grants Administrator, their employees, agents, consultants, representatives, and successors-in-interest from and against any and all liability, loss, expense, including reasonable attorneys' fees, or claims for injury or damages arising from the performance by Grantee of its duties and obligations under this Agreement.

The duty of Grantee and third parties to indemnify shall survive the expiration or termination of this Agreement.

8. Violation and Termination.

In the event of any non-material violation by Grantee of the terms and conditions of this Agreement—including failure to submit required reports or requested information in a timely manner—the Cy Pres Grants Administrator shall provide written notice of such violation. Grantee shall have thirty (30) days from receipt of such notice to cure the violation to the reasonable satisfaction of the Cy Pres Grants Administrator.

Notwithstanding the above, the Cy Pres Grants Administrator reserves the right to terminate this Agreement immediately, without prior notice or opportunity to cure, in the event of: fraud or material misrepresentation; material misuse of grant funds; or any other material breach of this Agreement or the approved grant proposal.

Any determination by the Cy Pres Grants Administrator under this Section shall be final, binding, and conclusive on Grantee.

Upon termination, or upon a finding that funds were improperly expended, Grantee shall promptly repay to the Tech Cy Pres Fund any grant funds expended in a manner inconsistent with this Agreement or the approved grant proposal.

9. Future Funding.

Grantee acknowledges that neither the Cy Pres Grants Administrator nor its representatives have made any express or implied commitment to provide funding beyond the grant amount specified in this Agreement.

If any grant funds are returned to the Tech Cy Pres Fund, or if this grant is terminated pursuant to the terms of this Agreement, the Cy Pres Grants Administrator shall have no obligation to provide replacement funding, additional funding, or any other financial assistance to Grantee in connection with this grant.

10. Modification.

This Agreement sets forth all terms of the grant and replaces all prior understandings and agreements. Any modification or amendment will be made only in writing signed by an authorized officer of Grantee and the Cy Pres Grants Administrator.

11. Jurisdiction and Applicable Law.

The Tech Cy Pres Fund and Grants Program are subject to the ongoing jurisdiction of the Superior Court of the State of California. Grantee agrees to the Court's exclusive jurisdiction and that any claim or dispute arising from or relating to this Grant Agreement shall be decided solely by this Court. This Grant Agreement will be construed in accordance with the laws of the State of California.

12. Effective Date and Term of Agreement.

The effective date of this Agreement will be the date when it is executed by the last of the parties to do so. This Agreement shall remain in effect until the Cy Pres Grants Administrator accepts the Final Report or the Agreement is terminated pursuant to Section 8, whichever occurs first.

13. Intellectual Property.

All intellectual property, works of authorship, data, software, tools, curricula, and other deliverables created by Grantee in connection with the grant-funded project shall remain the sole and exclusive property of Grantee. Nothing in this Agreement transfers any ownership interest in such materials to the Tech Cy Pres Fund or the Cy Pres Grants Administrator.

Grantee grants to the Tech Cy Pres Fund and the Cy Pres Grants Administrator a non-exclusive, royalty-free license to reference and describe Grantee's project deliverables solely for purposes of court reporting, fund administration, and public communications about the Fund.

14. Representations and Warranties.

Grantee represents and warrants that it has full legal authority to enter into and perform this Agreement, and that the person executing this Agreement on behalf of Grantee is duly authorized to do so.

Grantee is either a state agency or unit of local government duly organized under the laws of the State of California, or a non-profit organization in good standing with the California Secretary of State and the California Franchise Tax Board as of the effective date of this Agreement.

Grantee is not currently debarred, suspended, or otherwise excluded from receiving public or charitable funds by any federal, state, or local government agency. To Grantee's knowledge, no pending legal action, investigation, or proceeding would materially impair its ability to perform its obligations under this Agreement.

Grantee intends to use grant funds solely for the purposes described in this Agreement and the approved grant proposal.

Accepted by:

Date: _____

Signature: _____

Grantee's Tax Identification Number is 95-3559473 .

Wendy Kaserman

City Manager , City of Santee

Date: _____

Signature: _____

Matthew Iverson-Comelo

Managing Member

Cy Pres Settlement Funds LLC, Tech Cy Pres Fund Administrator

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING APPROPRIATION AND EXPENDITURE OF 2025
TECH CY PRES GRANT FUNDS IN ACCORDANCE WITH ALL PROGRAM
REQUIREMENTS**

WHEREAS, on June 16, 2026, the Tech Cy Pres Fund approved the City of Santee's ("City") 2025 Tech Cy Pres Fund Grant request in the amount of \$34,000.92; and

WHEREAS, any liability arising out of the performance of the Tech Cy Pres Fund agreement shall be the responsibility of the City of Santee and the City Council; and

WHEREAS, the 2025 Tech Cy Pres Fund grant will reimburse the City up to \$34,000.92 toward the purchase of Starlink satellite service for City Hall, six laptop computers, a dedicated network server for remote access, and associated software licenses;

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

1. Authorize the appropriation and expenditure of 2025 Tech Cy Pres grant funds are hereby authorized in accordance with all program requirements for the purchase of Starlink satellite service, laptop computers, a remote server, and associated software licenses; and
2. Authorizes the City Manager to execute all necessary grant documents for the purpose of obtaining reimbursement and complying with the Tech Cy Pres Fund requirements.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 12th day of August 2026, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE

August 12, 2026

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE SANTEE AUTO CENTER PROJECT (P2022-10) AS COMPLETE AND FINDING THIS ACCEPTANCE IS NOT A CEQA PROJECT. LOCATION: 10335 MISSION GORGE ROAD

DIRECTOR/DEPARTMENT Carl Schmitz, City Engineer *Jlc*

SUMMARY

This item requests City Council accept the public improvements constructed as part of the Santee Auto Center Project, P2022-10. The project is located on the southeast corner of Mission Gorge Road and Cottonwood Avenue, 10335 Mission Gorge Road. The public improvements constructed by Santee Auto Center, LLC include curb, gutter, sidewalks, street lighting, fire hydrant, pedestrian ramps, and pavement along Mission Gorge Road, Cottonwood Avenue, and Railroad Avenue. Public improvements also include traffic signal modifications at the intersections of Mission Gorge Road and Cottonwood Avenue, and Mission Gorge Road and Edgemoor Drive, and storm drainage improvements located along the east side of Cottonwood Avenue in accordance with the City of Santee Master Drainage Study.

The public improvements are completed and ready for acceptance and incorporation into the City's maintained street system. All required improvements along Mission Gorge Road, Cottonwood Avenue, and Railroad Avenue have been constructed in accordance with the Resolution of Approval (Resolution No. 119-2023), the accepted plans, and to the satisfaction of the City Engineer/Director of Engineering.

ENVIRONMENTAL REVIEW

Environmental review was completed at the time of conditional use approval. The Mitigated Negative Declaration (AEIS2022-11) was adopted on October 25, 2023.

FINANCIAL STATEMENT *JS*

Acceptance of these public improvements will result in a minor increase in City street maintenance costs. These costs will be offset by increased tax revenues.

CITY ATTORNEY REVIEW ☐ N/A ☒ Completed

RECOMMENDATION *Whe*

Adopt the attached Resolution accepting the public improvements as complete and directing the City Clerk to release 90 percent of the faithful performance bond and retain 10 percent for 12 months as a warranty bond and retain the labor and material bond for six months.

ATTACHMENTS

Resolution
Vicinity Map



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE SANTEE AUTO CENTER
PROJECT (P2022-10) AS COMPLETE AND FINDING THIS ACCEPTANCE IS NOT
A CEQA PROJECT**

LOCATION: 10335 MISSION GORGE ROAD

WHEREAS, Santee Auto Center, LLC, the developer of the Santee Auto Center project, entered into a public right-of-way improvement agreement to construct certain public improvements associated with the development; and

WHEREAS, the public improvements on Mission Gorge Road, Cottonwood Avenue, and Railroad Avenue are constructed according to the improvement agreement, accepted plans, the requirements of Resolution of Approval No. 119-2023 and to the satisfaction of the Director of Engineering; and

WHEREAS, environmental review was completed at the time of conditional use approval, a Mitigated Negative Declaration (AEIS2022-11) was approved on October 25, 2023, and this acceptance is an administrative activity of government and not a project subject to CEQA.

NOW, THEREFORE BE IT RESOLVED that City Council of the City of Santee, California, does hereby accept the public improvements and incorporates them into the City's maintained street system.

BE IT FURTHER RESOLVED that the City Council does hereby direct the City Clerk to retain 10 percent of the faithful performance bond for 12 months as a warranty bond, and retain the labor and material bond for six months. The retained bonds shall be released upon approval of the Director of Engineering.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 12th day of August 2026, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

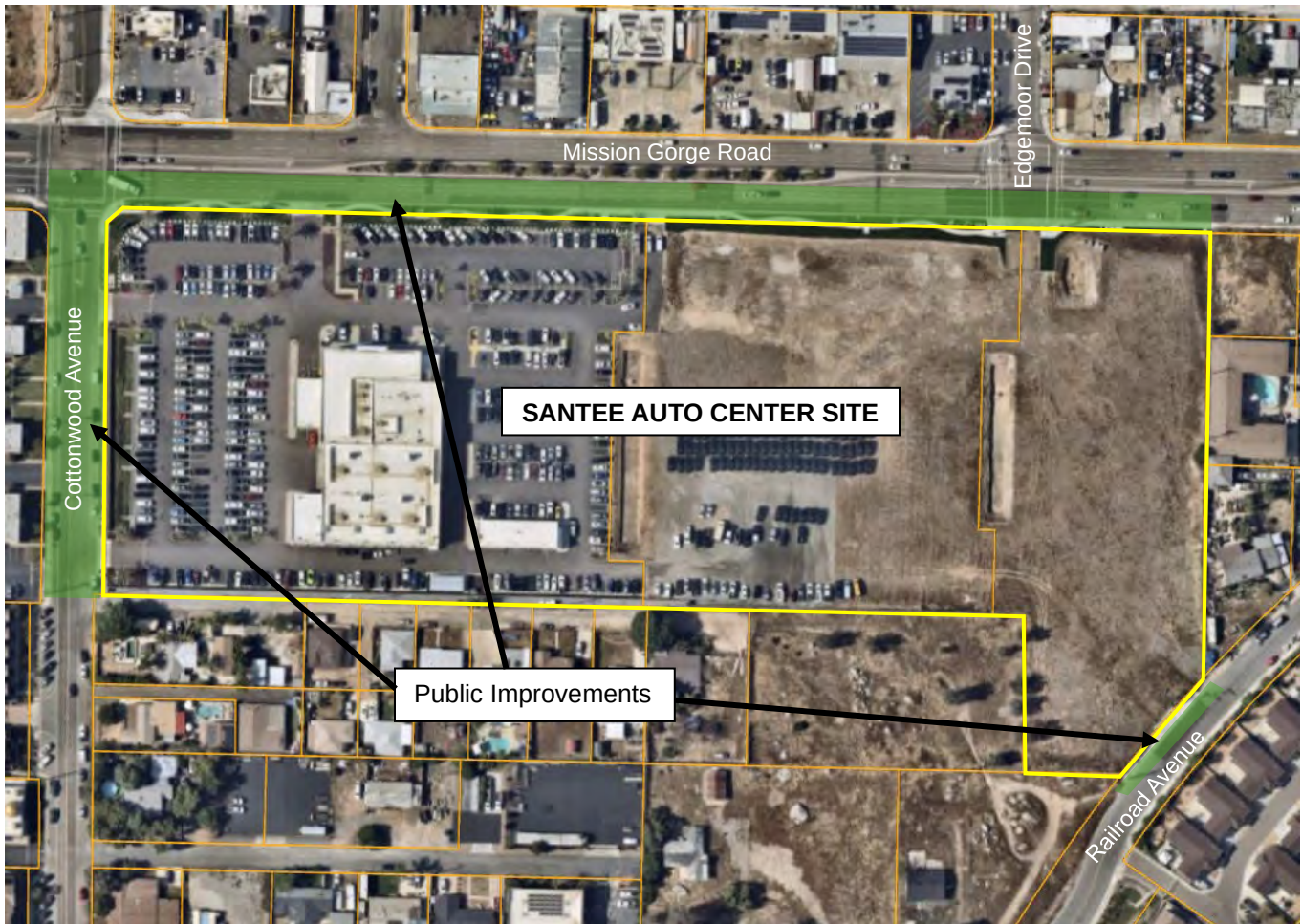
APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

Vicinity Map



**Santee Auto Center Public Improvements
IP-2023-0002
Condition Use Permit P2022-10**



MEETING DATE August 12, 2026

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING THE FINAL MAP FOR TOWNSEND, A MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 52 UNITS (TM-2024-0003) AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE ASSOCIATED SUBDIVISION IMPROVEMENT AGREEMENT. LOCATION: 7737 MISSION GORGE ROAD. APPLICANT: KB HOMES

DIRECTOR/DEPARTMENT Carl Schmitz, City Engineer *JS*

SUMMARY

This item requests City Council approval of the final map for a multi-family residential development consisting of 52 units and the associated Subdivision Improvement Agreement. On May 28, 2025, City Council adopted Resolution No. 069-2025 for Tentative Map 2024-0003 approving the project for 52 multi-family residential units located at 7737 Mission Gorge Road. Development would be in substantial conformance with DR-2024-0005. Plan approvals required by Tentative Map Resolution No. 069-2025 have been satisfied. Public improvements include a new concrete driveway entrance along Aubrey Glen Drive, and new concrete public sidewalks along the project site frontage on Mission Gorge Road and Aubrey Glen Drive. The final map has been reviewed by the Engineering Department and found to be technically correct, in substantial conformance with the tentative map requirements of Resolution No. 069-2025, the Santee Municipal Code, and the Subdivision Map Act.

ENVIRONMENTAL REVIEW

Environmental review was completed at the time of tentative map approval. The project was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 pertaining to new development in an urbanized area that has no value as habitat for endangered, rare, or threatened species and that it will not result in significant effects to traffic, noise, air quality or water quality.

FINANCIAL STATEMENT *JS*

The City Fee Schedule allows full cost recovery of staff time from fees paid by the developer.

CITY ATTORNEY REVIEW ☐ N/A ☒ Completed

RECOMMENDATION *Wk*

Adopt the Resolution:

1. Authorizing the approval of the final map for 52 multi-family residential units, TM-2024-0003; and
2. Authorizing the City Manager to execute the associated Subdivision Improvement Agreement.

ATTACHMENTS

Resolution
Vicinity Map
Subdivision Improvement Agreement



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING THE FINAL MAP FOR TOWNSEND, A MULTI-FAMILY RESIDENTIAL
DEVELOPMENT CONSISTING OF 52 UNITS (TM-2024-0003) AND AUTHORIZING THE CITY
MANAGER TO EXECUTE THE ASSOCIATED SUBDIVISION IMPROVEMENT AGREEMENT
LOCATION: 7737 MISSION GORGE ROAD
APPLICANT: KB HOMES**

WHEREAS, on May 28, 2025, the City Council adopted Resolution No. 069-2025 approving Tentative Map 2024-0003, for a multi-family residential development consisting of 52 units located at 7737 Mission Gorge Road; and

WHEREAS, on May 28, 2025, the City Council approved filling a CEQA Exemption pursuant to State CEQA Guidelines Section 15332, which determined that the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare, or threatened species and it will not result in significant effects to traffic, noise, air quality, or water quality. None of the exceptions to the Class 32 exemption found in State CEQA Guideline Section 15300.2 apply to the project. No further environmental review is required for the City to adopt this Resolution; and

WHEREAS, the developer KB Homes, has complied with all provisions of the tentative map approval required for recordation of the Final Map; and

WHEREAS, under the direction of the City Engineer the Final Map has been examined and found to be technically correct, in compliance with State law, applicable Municipal Code provisions, and in substantial conformance with the approved Tentative Map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santee does hereby approve the Final Map of Tentative Map 2024-0003.

BE IT FURTHER RESOLVED that the City Council does hereby authorize the City Manager to execute the Subdivision Improvement Agreement on their behalf and directs the City Clerk to certify approval of the Final Map and the associated Subdivision Improvement Agreement and certify rejection or acceptance of all dedications and easements as indicated on the Final Map, and directs staff to submit the map to the County Recorder for recordation.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 12th day of August 2026, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

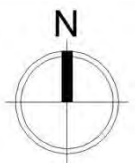
ATTEST:

JAMES JEFFRIES, CITY CLERK

Vicinity Map



**Townsend Multi-family
Tentative Map TM-2024-0003
Development Review Permit DR-2024-0005
APN 386-701-02**



**CITY OF SANTEE
SUBDIVISION IMPROVEMENT AGREEMENT**

DATE OF AGREEMENT: _____

NAME OF SUBDIVIDER: KB HOME CAL MANAGEMENT SERVICES LLC, A
DELAWARE LIMITED LIABILITY COMPANY
(referred to as "Subdivider")

NAME OF SUBDIVISION: TOWNSEND MULTIFAMILY
(referred to as "Subdivision")

TENTATIVE MAP RESOLUTION
AND DATE OF APPROVAL: No. 069-2025, May 28, 2025
(referred to as "Resolution of Approval")

IMPROVEMENT PLAN NO(S).: 2026-172 to 2026-190

GRADING PLAN NO(S).: 2026-001 to 2026-016

LANDSCAPE PLAN NO(S).: 2026-017 to 2026-031
(all hereinafter referred to as "Improvement Plans")

ESTIMATED TOTAL COST OF GRADING AND LANDSCAPING: \$403,430.94

ESTIMATED TOTAL COST OF IMPROVEMENTS: \$171,233.00

ESTIMATED TOTAL COST OF MONUMENTATION: \$ 10,000.00

SURETY/FINANCIAL INSTITUTION: Liberty Mutual Insurance Company

ADDRESS: 175 Berkeley Street, Boston, MA 02116

FORM OF SECURITY: BOND

SECURITY ID NOS.: 024292928

This agreement is made and entered into by and between the City of Santee, California, a Municipal Corporation of the State of California, hereinafter referred to as "City", and the Subdivider.

RECITALS

- A. Subdivider has presented to City for approval and recordation, a final subdivision map of a proposed subdivision pursuant to provisions of the Subdivision Map Act of the State of California and City's ordinances and regulations relating to the filing, approval and recordation of subdivision maps. The Subdivision Map Act and the City's ordinances and regulations relating to the filing, approval and recordation of subdivision maps are collectively referred to in this agreement as the "Subdivision Laws".
- B. A tentative map of the Subdivision has been approved. The Resolution of Approval, listed on Page 1, is on file in the Office of the City Clerk or the Secretary to the Planning Commission and is hereby incorporated into this agreement by reference.
- C. The Subdivision Laws establish as a condition precedent to the approval of a final subdivision map that Subdivider must have complied with the Resolution of Approval and must have either (a) completed, in compliance with City Standards, all of the improvements and land development work required by the Subdivision Laws or the Resolution of Approval or, (b) have entered into a secured agreement with City to complete the construction and installation of improvements and land development within a period of time specified by City.
- D. In consideration of approval of a final subdivision map for the Subdivision by the Planning Commission or City Council (hereinafter referred to as "Legislative Body"), Subdivider desires to enter into this agreement, whereby Subdivider promises to install and complete at Subdivider's own expense, unless otherwise provided for in the Resolution of Approval, all the public improvement work required by City in connection with the proposed Subdivision. Subdivider has secured this agreement with improvement security required by the Subdivision Laws and approved by the City Attorney.
- E. Improvement Plans for the construction, installation and completion of the improvements have been prepared by Subdivider and approved by the City Engineer and are incorporated into this agreement by this reference. All references in this agreement to the Improvement Plans shall include any specifications for the improvements as approved by the City Engineer.
- F. Estimates of the cost of constructing the public improvements and performing land development work in connection with the public improvement requirements according to the Improvement Plans has been made and approved by the City Engineer. The estimated amounts are stated on Page 1 of the agreement and the basis for these estimates are attached as Exhibit "A".
- G. An estimate of the cost of installing all required Subdivision Monuments has been made and approved by the City Engineer. The estimated amount is stated on Page 1 of the agreement and the basis for this estimate is attached as Exhibit "B".
- H. Subdivider recognizes that by approval of the final subdivision map for Subdivision, City has conferred substantial rights upon Subdivider, including the right to sell,

lease, or finance lots within the Subdivision, and has taken the final act necessary to subdivide the property within the Subdivision.

NOW, THEREFORE, in consideration of the approval and authorization for recordation of the final map of the Subdivision by the City Council, Subdivider and City agree as follows:

1. Subdivider's Obligations to Construct Improvements.

Subdivider shall:

- a. Comply with all the requirements of the Resolution of Approval, any amendments thereto, and with the provisions of the Subdivision Laws.
- b. Complete at Subdivider's own expense, all the public and private improvement work required on the Tentative Map and Resolution and the City standards as follows:

IMPROVEMENTS

DEADLINE DATE

Per Drawings 2026-172 to -190

Prior to first occupancy

The Subdivider acknowledges that the Improvement Plans have been prepared in conformance with the City standards in effect on the date of improvement plan submittal, but that Subdivider shall be subject to the City standards in effect on the date the improvements are actually constructed.

- c. Furnish the necessary equipment, labor and material for completion of the public improvements in conformity with the Improvement Plans and City standards.
- d. Acquire and dedicate, or pay the cost of acquisition by City, all rights-of-way, easements and other interests in real property required for construction or installation of the public improvements, except as may otherwise be provided for in the Resolution of Approval, free and clear of all liens and encumbrances. The Subdivider's obligations with regard to acquisition by City of off-site rights-of-way, easements and other interests in real property shall be subject to a separate agreement between Subdivider and City and shall be in accordance with City Legislative Policy Memorandum (LPM 91-1). Subdivider shall also be responsible for obtaining any public or private drainage easements or other authorization to accommodate the Subdivision.
- e. Notify City Engineer in writing at least five working days prior to the commencement of the work so that City Engineer will be able to schedule inspections.
- f. Complete the improvements under this contract on or before the time limit stated in Paragraph 1.b, hereof, unless a time extension is

granted by the City Engineer as authorized by Paragraph 20.

- g. Install all Subdivision Monuments required by law within thirty days after the completion and prior to acceptance of the public improvements by the City.
 - h. Install street name signs conforming to City standards. If permanent street name signs have not been installed before acceptance of the improvements by the City, Subdivider shall install temporary street name signs according to such conditions as the City Engineer may require. Such action shall not, however, relieve Subdivider of the obligation to install permanent street signs.
2. Acquisition and Dedication of Easements or Rights-of-Way. If any of the public improvement and land development work contemplated by this agreement is to be constructed or installed on land not owned by Subdivider, no construction or installation shall be commenced prior to:
- a. The offer of dedication to City of appropriate rights-of-way, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or
 - b. The dedication to, and acceptance by City of appropriate rights-of-way, easements, or other interests in real property, as determined by the City Engineer.
 - c. The issuance by a court of competent jurisdiction, pursuant to the state eminent domain law, of an order of possession. Subdivider shall comply in all respects with the order of possession.

Subdivider acknowledges their responsibility to comply with the requirements of Santee Municipal Code and the Subdivision Map Act and acknowledges further that the City will not be in a position to process a final map without the timely submittal of information to obtain off-site property interests required for the construction of off-site improvements, all in accordance with City Legislative Policy Memorandum (LPM 91-1).

Nothing in Paragraph 2 shall be construed as authorizing or granting an extension of time to Subdivider.

3. Security. Subdivider shall at all times guarantee Subdivider's performance of this agreement by furnishing to City, and by maintaining, good and sufficient security as required by the Subdivision Laws on forms approved by City for the purposes and in the amounts as follows:
- a. To assure faithful performance of this agreement and to secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor or materials for the grading, drainage and landscaping required to be constructed or installed pursuant to this agreement in an amount equal to one hundred percent (100%)

of the Estimated Total Costs of Grading and Landscaping ("Grading and Landscaping Security"); and,

- b. To assure faithful performance of this agreement in regard to the improvements in an amount equal to one hundred percent (100%) of the Estimated Total Cost of the Improvements ("Faithful Performance Security"); and,
- c. To secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor or materials for the improvements required to be constructed or installed pursuant to this agreement in the additional amount equal to fifty percent (50%) of the Estimated Total Cost of the Improvements ("Labor and Material Security"); and,
- d. To guarantee or warranty the work done pursuant to this agreement for a period of one year following acceptance thereof by City against any defective work or labor done or defective materials furnished in the additional amount equal to ten percent (10%) of the Estimated Total Cost of the Improvements ("Warranty Security"). The Warranty Security shall be included with, and made a part of the Faithful Performance Security until release of the Faithful Performance Security as specified in Paragraph 5.b hereof; and,
- e. Subdivider shall also furnish to City good and sufficient security in an amount equal to one hundred percent (100%) of the Estimated Total Cost of Monumentation to secure the setting of subdivision monuments, as stated previously in this agreement and all payments associated with the setting ("Monumentation Security").

The securities required by this agreement shall be kept on file with the City Clerk. The terms and conditions of the security documents referenced on Page 1 of this agreement are incorporated into this agreement. If any security is replaced by another City approved security, the replacement shall be filed with the City Clerk and, upon filing, shall be deemed to have been made a part of and incorporated into this agreement. Upon filing of a replacement security with the City Clerk, the former security shall be released.

- 4. Guarantee or Warranty for One Year. In addition to any other remedy in law or equity, Subdivider shall guarantee or warranty the work done pursuant to this agreement for a period of one year after final acceptance by the City Council of the work and improvements against any defective work or labor done or defective materials furnished. If within the warranty period any work or improvement or part of any work or improvement done, furnished, installed, constructed or caused to be done, furnished, installed or constructed by Subdivider fails to fulfill any of the requirements of this agreement or the Improvement Plans and specifications referred to herein, Subdivider shall without delay and without any cost to City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should Subdivider fail to act promptly or in accordance with this requirement, Subdivider hereby authorizes City, at City's option, to perform the work twenty (20) days after mailing written notice of default to

Subdivider and to Subdivider's Financial Institution/Surety, and agrees to pay the cost of such work by City. Should the City determine that an urgency requires repairs or replacements to be made before Subdivider can be notified, City may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work and Subdivider shall pay to City the cost of such repairs. City shall take all steps reasonably possible to notify Subdivider of such urgency, but failure to receive notification, shall not relieve the Subdivider or their Financial Institution/Surety from the obligation to pay for the entire cost of such urgency work.

5. Release of Securities. The securities required by this agreement shall be released as follows:
 - a. Security given under Paragraph 3.a as Grading and Landscaping Security shall be released in accordance with the City Design and Development Manual procedures for release of grading and erosion control securities.
 - b. Security given under Paragraph 3.b as Faithful Performance Security shall be released upon the final completion and acceptance of the improvements by the City. An amount equal to ninety percent (90%) of the security shall be released with the provision for ten percent (10%) of the original security amount to be retained as Warranty Security for guarantee and warranty of the work performed.
 - c. Security given under Paragraph 3.c as Labor and Material Security shall be released six months after the completion and acceptance of the work. The amount released shall be reduced to an amount equal to 125% of the total amounts claimed by all claimants for whom liens have been filed and of which notice has been given to the City, conditioned upon the payment of said claims together with costs of suit plus reasonable attorney's fees, plus an amount reasonably determined by the City Engineer to be required to assure the performance of any other obligations secured by the security. The balance of the security is to be released upon the settlement of all claims and obligations for which the security was given.
 - d. Security given under Paragraph 3.d as Warranty Security shall be released after expiration of the warranty period providing any claims filed during the warranty period have been settled. As provided in Paragraph 4, the warranty period shall not commence until final acceptance of all work and improvements by the City.
 - e. Security given under Paragraph 3.e as Monumentation Security shall be released upon receipt by the City Engineer of written notice by the Subdivider, stating that monuments have been set in accordance with Subdivision Laws and receipt of evidence the Subdivider has paid the Engineer or Surveyor for the setting of subdivision monuments.

- f. The City may retain from any security released, an amount sufficient to cover costs, reasonable expenses, and fees, including reasonable attorneys' fees.
6. Inspection and Acceptance. Subdivider shall at all times maintain proper facilities and safe access for inspection of the public improvements by City inspectors and to the shops wherein any work is in preparation. Upon completion of the work the Subdivider shall request a final inspection by the City. Upon receipt of the request the City will make final inspection within fifteen (15) days. If the City Engineer, or his/her authorized representative, determines that the work has been completed in accordance with this agreement, they shall certify the completion of the public improvements to the City Council. If the City Council determines that the improvements have been completed as required by this agreement, they shall accept the improvements within thirty (30) days. No improvements shall be accepted unless all aspects of the work have been inspected and determined to have been completed in accordance with the Improvement Plans and City standards. Subdivider shall bear all costs of inspection and certification.
7. Final Acceptance of Work. Acceptance of the work on behalf of City shall be made by the City Council upon recommendation of the City Engineer after final completion and inspection of all improvements. Such acceptance shall not constitute a waiver of defects by City, nor of the applicable statutes of limitation.
8. Alteration to Improvement Plans.
 - a. Any changes, alterations or additions to the Improvement Plans and specifications or to the improvements which are mutually agreed upon by City and Subdivider, not exceeding ten percent (10%) of the original estimated cost of the improvement or \$50,000 whichever is less, shall not change the amount of security required under Paragraph 3. In the event such changes, alterations, or additions exceed such amounts, Subdivider shall provide additional security as required by Paragraph 3 of this agreement based on the Total Estimated Cost of Improvements as changed, altered, or amended, minus any completed partial releases allowed by Paragraph 5 of this agreement.
 - b. The Subdivider shall construct the improvements in accordance with the City standards in effect at the time of their construction. City reserves the right to modify the standards applicable to the Subdivision and this agreement, when necessary to protect the public safety or welfare or comply with applicable state or federal law or City zoning ordinances. If Subdivider requests and is granted an extension of time for completion of the improvements, City may apply the standards in effect at the time of the extension.
9. Injury to Public Improvements, Public Property or Public Utility Facilities. Subdivider shall replace or repair subdivision monuments which are

destroyed or damaged as a result of any work under this agreement. Subdivider shall bear the entire cost of replacement or repairs of any and all public or public utility property damaged or destroyed by reason of any work done under this agreement, whether such property be owned by the United States or any agency thereof, or the State of California, or any agency, district or political subdivision thereof or by the City or any public or private utility corporation or by any combination of such owners. Any repair or replacement shall be to the satisfaction, and subject to the approval of, the City Engineer.

10. Injury to Work. Until such time as the improvements are accepted by City, Subdivider shall be responsible to bear the risk of loss to any of the improvements constructed or installed. Until such time as all improvements required by this agreement are fully completed and accepted by City, Subdivider will be responsible for the care, operation of, maintenance of, and any damage to such improvements. City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements specified in this agreement prior to the completion and acceptance of the work or improvements. All such risks shall be the responsibility of and are hereby assumed by Subdivider.

11. Default of Subdivider.

- a. Default of Subdivider shall include, but not be limited, to, Subdivider's failure to timely commence construction of the improvements under this agreement; Subdivider's failure to timely complete construction of the improvements; Subdivider's failure to cure any defect in the improvements; Subdivider's failure to perform substantial construction work for a period of twenty (20) calendar days after commencement of the work; Subdivider's insolvency, appointment of a receiver, or the filing of any petition in bankruptcy either voluntary or involuntary which Subdivider fails to discharge within thirty (30) days; the commencement of a foreclosure action against the Subdivision or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; or Subdivider's failure to perform any other obligation under this agreement.
- b. The City reserves to itself all remedies available to it at law or in equity for breach of Subdivider's obligations under this agreement. In the event Subdivider fails to perform any of the terms or conditions of this agreement, the City will be damaged to the extent of the costs of installation of the improvements which Subdivider failed to install. It is specifically recognize that the determination of whether a reversion to acreage or rescission of the Subdivision approval constitutes an adequate remedy for default of the Subdivider shall be reserved to the sole discretion of City. The City shall have the right, to draw upon or utilize the appropriate security to mitigate City's damages in event of default by Subdivider. The right of City to draw upon or utilize the security is additional to, and not in lieu of, any

other remedy available to City. Both parties specifically recognize that the estimated costs and security amounts may not reflect the actual cost of construction or installation of the improvements and, therefore, City's damages for Subdivider's default shall be measured by the actual cost to the City of completing the required improvements.

The sums provided by the improvement security may be used by City for the completion of the public improvements in accordance with the Improvement Plans and specifications contained herein. In the event of Subdivider's default under this agreement, Subdivider authorizes City to perform such obligation twenty (20) days after mailing written notice of default to Subdivider and to Subdivider's Surety, and agrees to pay the entire cost of such performance by City.

City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Subdivider, and Subdivider's Surety shall be liable to City for any excess cost or damages occasioned thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the work such materials, appliances, plant and other property belonging to Subdivider as may be on the site of the work and necessary for performance of the work. Subdivider agrees not to remove such property from the site.

- c. Failure of Subdivider to comply with the terms of this agreement shall constitute consent to the filing by City of a notice of violation against all lots in Subdivision, or to rescind the approval or otherwise revert the Subdivision to acreage.
 - d. In the event that Subdivider fails to perform any obligation hereunder, Subdivider agrees to pay all costs and expenses incurred by City in obtaining performance of such obligations, including costs of suit and reasonable attorney's fees.
 - e. The failure of City to take an enforcement action with respect to a default, or to declare a breach, shall not be construed as a waiver of that default or any subsequent default of Subdivider.
12. Permits. Subdivider shall, at Subdivider's expenses, obtain all necessary permits and licenses for the construction and installation of the improvements, give all necessary notices and pay all fees and taxes required by law.
13. Subdivider Not Agent of City. Neither Subdivider nor any of Subdivider's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this agreement.
14. Other Agreements. Nothing contained in this agreement shall preclude City

from expending monies pursuant to agreements concurrently or previously executed between the parties, or from entering into agreements with other subdividers or developers for the apportionment of costs of water and sewer mains, or other improvements, pursuant to the provisions of the City ordinances providing therefore, nor shall anything in this agreement commit City to any such apportionment.

15. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the improvements, Subdivider shall give good and adequate warning to the public for each and every dangerous condition present in improvements, whether brought to his or her attention by the City or otherwise, and will take all reasonable actions to protect the public from such dangerous conditions. Warning to the public shall include but is not limited to; installation and maintenance of any and all traffic control devices in accordance with the approved traffic control plan, if any, adherence to Caltrans and City standards for traffic control, site lighting, fencing, barricading, warning signs, cover plates, warning tape, etc.
16. Vesting of Ownership. Upon acceptance of the work on behalf of City, ownership of the improvements constructed pursuant to this agreement shall vest in City.
17. Indemnity/Hold Harmless. The City or any officer or employee thereof shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Subdivider, its agents or employees, in the performance of this agreement. Subdivider further agrees to protect and hold harmless City, its officials and employees from any and all claims, demands, causes of action, liability or loss of any sort, because of, or arising out of, acts or omission of Subdivider, its agents or employees in the performance of this agreement, including all claims, demands, causes of action, liability, or loss because of, or arising out of, in whole or in part, the design or construction of the improvements; provided, however, that the approved development securities shall not be required to cover the provisions of this paragraph. Said indemnification and agreement to hold harmless shall extend to injuries to persons, and damages to or taking of property, resulting from the design or construction of said subdivision, and the public improvements as provided herein, and, in addition, damage to adjacent property as a consequence of the drainage systems, streets and other public improvements. Acceptance by the City of the improvements shall not constitute an assumption by the City of any responsibility for any damage or taking covered by this paragraph. City shall not be responsible for the design or construction of said Subdivision or the improvements pursuant to the approved Improvement Plans or map, regardless of any action or inaction taken by the City in approving the plans or map, unless the particular improvement design was specifically required by City over written objection by Subdivider submitted to the City Engineer before approval of the particular improvement design, which objection indicated that the particular improvement design was dangerous or defective and suggested an alternative safe and feasible design. After acceptance of the improvements, the Subdivider shall remain obligated to eliminate any defect

in design or dangerous condition caused by the design or construction defect, however Subdivider shall not be responsible for routine maintenance. Provision of this paragraph shall remain in full force and effect for ten (10) years following the acceptance by the City of improvements. It is the intent of this section that Subdivider shall be responsible for all liability for design and construction of the improvements installed or work done pursuant to this agreement and that City shall not be liable for any nonfeasance, misfeasance or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any work or construction.

18. Sale or Disposition of Subdivision. Sale or other disposition of this property will not relieve Subdivider from the obligations set forth herein. If Subdivider sells the property or any portion of the property within the subdivision to any other person, the Subdivider may request a novation of this agreement and a substitution of security. Upon approval of the novation by City and substitution of securities approved by City, the Subdivider may request a release or reduction of the securities required by this agreement. Nothing in the novation shall relieve the Subdivider of the obligations under Paragraph 17 for the work or improvement done by Subdivider.
19. Time is of the Essence. Time is of the essence in this agreement. Unless otherwise noted all "days" shall be construed to mean calendar days.
20. Time for Commencement of Work; Time Extensions. Subdivider shall commence substantial construction of the improvements required by this agreement not later than nine (9) months prior to the time for completion. In the event good cause exists, as determined by the City Engineer, the time for commencement of construction or completion of the improvements may be extended. The extension shall be made in writing executed by the City Manager. Any such extension may be granted without notice to Subdivider's Surety and shall in no way affect the validity of this agreement or release the Surety or Sureties from the obligations on any bond. An appeal of the denial for an extension must be made to the City Council within ten (10) days. As a condition of such extension, the City Engineer or City Council may require Subdivider to furnish additional security guaranteeing performance of this agreement as extended in an increased amount as necessary to compensate for any increase in construction costs as determined by the City Engineer.
21. No Vesting of Rights. Performance by Subdivider of this agreement shall not be construed to vest Subdivider's right with respect to any change in any zoning or building law or ordinance.
22. Notices. All notices required or provided for under this agreement shall be in writing and delivered in person or sent by mail, postage prepaid and addressed as provided in this paragraph. Notice shall be effective on the date it is delivered in person, or, if mailed, on the date of deposit in the United States Mail. Notices shall be addressed as follows unless a written change of address is filed with the City:

Executed by SUBDIVIDER this ____ day of _____, 20____.

SUBDIVIDER:

CITY OF SANTEE, a municipal
corporation of the State of California

KB Home Cal Management Services LLC
(Name of Subdivider)

By: _____

(sign here)

Jesse Kleist

(print name here)

Vice President, Forward Planning
(title and organization of signatory)

By: _____

Wendy Kaserman
City Manager

Attest: _____

James Jeffries,
City Clerk

By: _____

(sign here)

(print name here)

(title and organization of signatory)

(Proper notary acknowledgment of execution by SUBDIVIDER must be attached.)

(President or vice-president **and** secretary or assistant secretary must sign for corporations. If only one officer signs, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering that officer to bind the corporation.)

CALIFORNIA NOTARY ACKNOWLEDGEMENT. CIVIL CODE § 1189

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

State of California
County of San Diego

On July 13, 2026 before me, Katherine M. Katcher Notary Public,
personally appeared Jesse Kleist, who proved to me on the basis of satisfactory evidence
to be the person whose name is subscribed to the within instrument and acknowledged to me that
he/she executed the same on his/her authorized capacity, and that by his/her signature on the
instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Katherine M. Katcher (Seal)



Exhibit "A"

IMPROVEMENT PLAN: TOWNSEND - IP-2025-0006

RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
(619) 291-0707
(619) 291-4165

INTERNAL ORDER NO: NA
PERMIT NO:
PROJECT NO: 19964
0

DESCRIPTION	UNIT	LUMP SUM	TOTAL QUANTITY	UNIT PRICE	TOTAL COST
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SECTION 1-SURFACE IMPROVEMENTS

CURB AND GUTTER

6" CURB AND GUTTER	LF		520	\$ 20.00	\$ 10,400
SUBTOTAL:					\$ 10,400

PAVEMENT

AC PAVING (4" SURFACE)	SF		1,070	\$ 1.30	\$ 1,391
AGGREGATE BASE (12")	SF		1,070	\$ 1.25	\$ 1,338
SUBTOTAL:					\$ 2,729

CURB RAMPS & SIDEWALK

CURB RAMPS, PER G-27	EA		1	\$ 1,600.00	\$ 1,600
SIDEWALK	SF		2,570	\$ 5.00	\$ 12,850
SUBTOTAL:					\$ 14,450

MISCELLANEOUS SURFACE IMPROVEMENTS

DRIVEWAY PER PW-38	SF		320	\$ 7.00	\$ 2,240
TRENCH RESURFACING PER PW-01	LP		1,700	\$ 25.00	\$ 42,500
SUBTOTAL:					\$ 44,740
SECTION 1 TOTAL:					\$ 72,319

SECTION 2- DRAINAGE

RCP PIPE MATERIAL

24" RCP STORM DRAIN	LF		240	\$ 110.00	\$ 26,400
SUBTOTAL:					\$ 26,400

MISCELLANEOUS DRAINAGE

CLEAN OUT PER D-9 (TYPE A)	EA		1	\$ 3,980.00	\$ 3,980
CLEAN OUT PER D-10 (TYPE B)	EA		1	\$ 4,500.00	\$ 4,500
SUBTOTAL:					\$ 8,480
SECTION 2 TOTAL:					\$ 34,880

SECTION 3 - MISCELLANEOUS IMPROVEMENTS

MISCELLANEOUS

SAW CUT EXISTING AC	LF		540	\$ 4.00	\$ 2,160
STREET LIGHT 100 WATT	EA		1	\$ 6,000.00	\$ 6,000
STREET LIGHT 250 WATT	EA		1	\$ 6,500.00	\$ 6,500
SUBTOTAL:					\$ 14,660
SECTION 3 TOTAL:					\$ 14,660

SECTION 4 - STREET LANDSCAPING

LANDSCAPING

SHRUBS (1 GALLON)	EA		93	\$ 6.00	\$ 558
TREE (24" BOX)	EA		133	\$ 250.00	\$ 33,250
SUBTOTAL:					\$ 33,808
SECTION 3 TOTAL:					\$ 33,808

SUBTOTAL: \$ 155,666.50
10% CONTINGENCY \$ 15,566.65

TOTAL: \$ 171,233





619-291-0707
rickengineering.com

5620 Friars Road
San Diego, CA 92110

Exhibit "B"

April 16, 2026

Ms. Claire Singh
City of Santee
Engineering Department
10601 Magnolia Avenue
Santee, CA 92071

SUBJECT: TOWNSEND MULTIFAMILY- TM 2024-0003
MONUMENTATION BOND LETTER
(RICK ENGINEERING COMPANY JOB NUMBER 19964-B)

Dear Claire:

In compliance with the amendment to Sections 11566 and 11592 of the State and Business Professional Code requiring the Subdivider to furnish to the City a cash deposit to guarantee payment of the cost of setting final monuments, and your requirements for the surveyor or engineer signing the subdivision map to furnish an estimate of cost for setting the final monuments, I hereby estimate the cost for setting the final monuments on the subject subdivision to be \$10,000.00.

Please feel free to contact me directly should you have any questions.

Sincerely,

RICK ENGINEERING COMPANY

Geff Dye, PLS 8150
Associate Principal



SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA TUCSON LAS VEGAS DENVER

MEETING DATE August 12, 2026

ITEM TITLE RESOLUTION ACCEPTING AND APPROPRIATING THE
MONETARY DONATION OF \$5,000.00 FROM LANTERN CREST SENIOR LIVING

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services



SUMMARY

The City of Santee received a donation from Lantern Crest Senior Living to support enhanced sound elements for Santee Summer Concerts. Lantern Crest is a senior living community in Santee.

Santee's Summer Concert Series continues to grow in popularity, attracting larger audiences each season. As attendance has increased, the need to expand the event's sound coverage has been identified to ensure all attendees can fully enjoy the performances. Lantern Crest has stepped forward as a sponsor to help fund enhanced sound equipment for the remainder of the concert series. Their contribution will enhance sound for the last two concerts and will help ensure the season concludes on a high note by providing an improved experience for concertgoers. Staff is planning for enhanced sound for next year's summer concert series and funding will be included in the Fiscal Year 2027-28 proposed budget.

City policy regarding donations states all gifts to departments must be officially accepted by the City Council inasmuch as their acceptance may involve an expenditure of funds for procurement, installation, use and/or maintenance. Staff recommends City Council formally acknowledge and accept Lantern Crest's generous donation in support of the Summer Concert Series and express its appreciation for their commitment to enhancing community events in Santee.

FINANCIAL STATEMENT



This donation will provide funding to support enhanced sound elements for the last two concerts of the 2026 Santee Summer Concert season.

CITY ATTORNEY REVIEW ☒ N/A • ☐ Completed

RECOMMENDATION



Accept the donation of \$5,000.00 from Lantern Crest Senior Living and approve appropriation of the funds to the Community Services Department Special Events Fund.

ATTACHMENT

Resolution
Gift Acceptance Form

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE
AUTHORIZING THE APPROPRIATION OF FUNDS RECEIVED FROM LANTERN
CREST SENIOR LIVING**

WHEREAS, on July 29, 2026 the City received a donation of \$5,000.00 from Lantern Crest Senior Living to support enhanced sound at the last two concerts of the 2026 Santee Summer Concert Season; and

WHEREAS, the Fiscal Year 2026-27 approved budget for Special Events does not have the funds available to increase the contract for sound and lighting; and

WHEREAS, donations must be officially accepted by the City Council; and

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

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

SECTION 1. Authorizes the appropriation of funds in the amount of \$5,000.00 to the Community Services Department Special Events Fiscal Year 2026-27 Operating Budget.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 12th day of August 2026, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK



CITY OF SANTEE

10601 Magnolia Avenue, Santee, CA 92071
(619) 258-4100

GIFT ACCEPTANCE FORM

ALL DEPARTMENT HEADS: All gifts to departments must be officially accepted by the City Council if acceptance of the gift results in expenditure of funds for installation, use and/or maintenance. Before any gift is purchased or formally accepted for your department, please supply the information requested on this form and present it to the Finance Department, signed by yourself and donor or his/her representative. A copy will be returned to you when official action has been taken. Funds may or may not be available for the repair, maintenance, use or ultimate replacement of donated items.

Department Receiving Gift: Community Services

Name of Donor: Lantern Crest Senior Living

Description of Gift: (Include name and address of manufacturer or supplier, age and condition of item not new.)

Monetary donation

Donor Estimate of Present Value: \$5,000.00

Installation Cost: (Note special wiring needed, transportation, etc.) n/a

Estimated Cost of Upkeep: (Electricity, special supplies, accessories, etc.) n/a

Intended Use: enhanced sound for final two concerts of 2026 summer season

Remarks:

APPROVED / DISAPPROVED

8/4/26
(Date)

Signed

[Signature] for me.

Katherine Jennings
Finance Director

8/4/26

see attached
Donor or Official Representative

Becky Lowndes

From: Kaan Ciftci <kaan.ciftci@lanterncrest.com>
Sent: Wednesday, July 29, 2026 2:34 PM
To: Becky Lowndes
Cc: Alicia Wong
Subject: Re: Lantern Crest Donation - Santee Summer Concerts

Dear City of Santee Team,

On behalf of Lantern Crest Senior Living and Heritage Steakhouse, we are pleased to donate \$5,000 in support of the City of Santee Summer Concert Series.

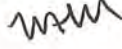
We are proud to support events that bring our community together and provide opportunities for families, friends, and neighbors to enjoy everything Santee has to offer. As members of the Santee community, we are committed to investing in local programs and helping make our city an even better place to live, work, and gather.

We appreciate all that the City does to organize these wonderful concerts and are honored to be a part of this year's series.

Thank you for everything you do, and we hope everyone enjoys a fantastic summer concert season.

MEETING DATE August 12, 2026

ITEM TITLE CONTINUED PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, TO CONSIDER GENERAL PLAN AMENDMENT (GPA-2025-0002) TO ADOPT THE UPDATED LAND USE ELEMENT OF THE SANTEE GENERAL PLAN, AND ZONING ORDINANCE AMENDMENT (ZOA-2025-0001) TO IMPLEMENT THE LAND USE ELEMENT UPDATE

DIRECTOR/DEPARTMENT Sandi Sawa, AICP, Planning & Building 

SUMMARY

At the July 8, 2026, City Council meeting, the City Council conducted a public hearing on the proposed Land Use Element Update, including certification of the Program Environmental Impact Report (PEIR), and considered the Proposed Project together with the alternatives evaluated in the PEIR. Following public testimony and City Council deliberation, the City Council directed staff to return with Alternative 4 – No Increased Density Alternative for adoption.

The Land Use Element is one of the required elements of the City's General Plan and establishes the long-term vision and policy framework for land use decisions through the year 2045. Alternative 4 updates the Land Use Element through revisions to its goals, policies, implementation actions, and supporting text while retaining the City's existing land use designations and development intensities. The Proposed Project also incorporates airport land use compatibility policies for Gillespie Field and Marine Corps Air Station Miramar into the General Plan and Santee Municipal Code. The amendments would establish local review procedures for airport compatibility, streamline development review, reduce processing time and costs, include revisions to the Areas of Special Study consistent with recent court decisions, and maintain consistency with applicable state and airport land use compatibility requirements.

Because Alternative 4 does not increase residential density or development intensity, implementation of the proposed amendments does not require voter approval under Measure N.

ENVIRONMENTAL REVIEW

At its July 8, 2026, meeting, the City Council directed staff to proceed with Alternative 4 (No Increased Density). The Draft Program Environmental Impact Report (PEIR) ENV-2025-0009 analyzed the environmental impacts of both the Proposed Project and Alternative 4. However, the CEQA Findings of Fact, Mitigation Monitoring and Reporting Program (MMRP), Statement of Overriding Considerations, and the proposed resolution certifying the PEIR were prepared based on the Proposed Project. Accordingly, those documents have been revised to reflect Alternative 4 and are presented for the City Council's consideration in conjunction with certification of the PEIR.



FINANCIAL STATEMENT *HT*

The City of Santee was awarded a \$650,000 Housing Accelerator Program (HAP) grant from the San Diego Association of Governments. The City also contributed \$30,000 in staff labor as a match to the grant. These two funding sources were used to update the Land Use Element and associated implementing regulations.

CITY ATTORNEY REVIEW ☐ N/A • ☒ Completed

RECOMMENDATION *WK*

1. Re-open, conduct, and close the Public Hearing; and
2. Certify Program Environmental Impact Report (PEIR) ENV-2025-0009, adopt the Findings of Fact, Mitigation Monitoring and Reporting Program (MMRP), and Statement of Overriding Considerations, in accordance with the California Environmental Quality Act (CEQA), reflecting Alternative 4 (No Increased Density); and
3. Adopt a Resolution approving General Plan Amendment GPA-2025-0002 amending the Land Use Element of the Santee General Plan; and
4. Introduce and conduct the First Reading of an Ordinance approving Zoning Ordinance Amendment ZOA-2025-0001 amending the Santee Municipal Code to implement the Land Use Element Update; and
5. Set the Second Reading and adoption of the Ordinance for August 26, 2026.

ATTACHMENTS

Program Environmental Impact Report Resolution
General Plan Amendment Resolution
Land Use Element
Ordinance
Program Environmental Impact Report

RESOLUTION 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 FINAL PROGRAM
ENVIRONMENTAL IMPACT REPORT (SCH NO. 2025051050) FOR THE SANTEE
LAND USE ELEMENT UPDATE, ADOPTING THE MITIGATION MONITORING AND
REPORTING PROGRAM, AND APPROVING THE NO INCREASED DENSITY
ALTERNATIVE**

WHEREAS, the City of Santee (City) has prepared the Santee Land Use Element Update (Project or Proposed Project), a focused update of the City's General Plan Land Use Element, including updates to the land use map, goals, and policies and the establishment of two new land use overlays (the Community Hub Overlay and the Community Corridor Overlay); and

WHEREAS, the Proposed Project is a policy-level document that does not include or propose any site-specific development but would accommodate future development and redevelopment within the Plan Area; 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 of Santee is the lead agency for the Proposed Project; and

WHEREAS, pursuant to CEQA and the State CEQA Guidelines, the City determined that a Program Environmental Impact Report (PEIR) should be prepared to analyze the potential environmental impacts of the Proposed Project; and

WHEREAS, in accordance with State CEQA Guidelines Section 15082, on May 21, 2025, the City circulated a Notice of Preparation (NOP) for a 30-day public review period (ending June 20, 2025) to the State Clearinghouse and to responsible and trustee agencies, stating that a PEIR 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 public scoping meeting on June 5, 2025, to solicit comments on the scope of the environmental review of the Proposed Project; and

WHEREAS, a Draft PEIR was prepared, incorporating comments received in response to the NOP; and

WHEREAS, the Draft PEIR analyzed the four Alternatives including: Alternative 1 – No Project Alternative; Alternative 2 – Reduced Overall Density Alternative; Alternative 3 – Community Corridor Only Alternative; Alternative 4 – No Increased Density Alternative.

WHEREAS, the Draft PEIR determined that mitigation measures were required to reduce impacts from the Proposed Project to a less-than-significant level for biological

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resources, cultural resources (archaeological resources), geology and soils (paleontological resources), hazards and hazardous materials, noise (construction noise), transportation, tribal cultural resources, and utilities and service systems; and

WHEREAS, the Draft PEIR 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, cultural resources (historical resources), greenhouse gas emissions, noise (construction vibration), transportation (vehicle miles traveled), and utilities and service systems (water supply); and

WHEREAS, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on March 5, 2025; and

WHEREAS, in accordance with State CEQA Guidelines Section 15087, the City circulated the Draft PEIR and a Notice of Availability for a 45-day public review and comment period from March 6, 2026, to April 20, 2026, and made copies available at City Hall, the City's website, the Santee Library, and the San Diego County Clerk's Office; and

WHEREAS, during the public review and comment period, the City consulted with and requested comments from responsible and trustee agencies and other interested parties pursuant to State CEQA Guidelines Section 15086; and

WHEREAS, the City received 15 written comment letters on the Draft EIR; 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, on July 8, 2026, the City released the Final PEIR, which consists of the Draft PEIR with revisions shown in strikeout-underline, all technical appendices, all written comment letters received on the Draft PEIR, written responses to those comment letters; 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 PEIR which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, on July 8th, 2026, the City Council directed City staff to pursue Alternative 4 – No Increased Density Alternative as outlined in the PEIR.

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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; and

WHEREAS, environmental impacts identified in the PEIR as less than significant and not requiring mitigation are described in Section II of Exhibit A; environmental impacts that are less than significant with incorporation of mitigation measures are described in Section III of Exhibit A; environmental impacts that are significant and unavoidable even with all feasible mitigation are described in Section IV of Exhibit A; cumulative impacts are described in Section V of Exhibit A; significant irreversible environmental changes are described in Section VI of Exhibit A; growth-inducing impacts are described in Section VII of Exhibit A; and alternatives to the Proposed Project are described in Section VIII of Exhibit A; and

WHEREAS, the PEIR reflects the independent judgment and analysis 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 hearing and no additional information submitted to the City have produced substantial new information requiring recirculation of the PEIR under Public Resources Code Section 21092.1 and State CEQA Guidelines Section 15088.5; and

WHEREAS, on August 12, 2026, 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 finds that it has been presented with the PEIR, which it has reviewed and considered, and finds that the PEIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines and reflects the independent judgment and analysis of the City. The City Council declares that no evidence of new significant impacts or new information of substantial importance, as defined by State CEQA Guidelines Section 15088.5, has been received after circulation of the Draft PEIR that would require recirculation. The City Council hereby certifies the PEIR based on the entirety of the record of proceedings.

Section 3. The City Council hereby adopts the CEQA Findings of Fact, which were prepared in accordance with State CEQA Guidelines Section 15091 and are

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attached hereto as Exhibit A and incorporated herein by this reference.

Section 5. Based upon the entire record before it, including the PEIR, the Findings of Fact, and all written and oral evidence presented, the City Council hereby approves the Alternative 4 – No Increased Density Alternative.

Section 6. The documents and materials that constitute the record of proceedings on which this Resolution is based are located at City Hall, 10601 Magnolia Avenue, Santee, California 92071. 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.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 12th day of August 2026, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

Attachments: **Exhibit A**
 Exhibit B

RESOLUTION NO. _____

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 the 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, § 15091). This document presents the CEQA Findings of Fact made by the City of Santee, in its capacity as the CEQA lead agency, regarding the Santee Land Use Element Update Alternative 4 – No Increased Density Alternative (Project), evaluated in the Draft Program Environmental Impact Report (Draft PEIR) and Final Program Environmental Impact Report (Final PEIR) for the Project.

SECTION I. INTRODUCTION

The City of Santee (City) as Lead Agency, has prepared an EIR pursuant to CEQA, California Public Resources Code Section 21000 et seq., for Project. These Findings of Fact (“Findings”) are made pursuant to Public Resources Code Sect Sections 21081, 21081.5, and 21081.6 and Sections 15091 and 15092 of Title 14, Cal. Code Regs. 15000, et seq. (“CEQA Guidelines”). As detailed herein, because the No Increased Density Alternative analyzed in Chapter 7 of the EIR would avoid all of the significant effects on the environment that would result from the Proposed Project, The City has determined that the project changes laid out in the No Increased Density Alternative, i.e. proposed goal, policy, and other content updates to the Land Use Element but no updates to land use designation or zoning, should be implemented. These Findings therefore address the potential environmental effects associated with the No Increased Density Alternative. For clarity the Proposed Project analyzed in the EIR is differentiated from the No Increased Density Alternative and is referred to herein as the “originally proposed project”.

Pursuant to Section 21081 of the Public Resources Code, a public agency may approve or carry out a project for which an EIR has been completed that identifies one or more significant environmental effects only if the agency makes one or more of the following written findings for each significant effect, 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

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environmental impact report.

The PEIR identified potentially significant effects that could result from implementation. However, with the project changes reflected in the No Increased Density Alternative, approval would reduce those effects to less-than-significant levels or result in no impact. Because the No Increased Density Alternative would not result in significant and unavoidable impacts to the environment, a Statement of Overriding Considerations was not prepared.

Because the No Increased Density Alternative is a program-level General Plan Land Use Element update that does not authorize any site-specific development, environmental impacts are evaluated at a program level of detail, and impacts are identified by the applicable Appendix G thresholds of significance. The findings below are organized into the following sections: Section II (impacts not requiring mitigation) Section III (cumulative impacts), Section IV (significant irreversible environmental changes), Section V (growth-inducing impacts), and Section VI (alternatives). The documents and other materials that constitute the record of proceedings are located at, and under the custody of, the City of Santee Planning and Building Department, 10601 Magnolia Avenue, Santee, California 92071 (State CEQA Guidelines, § 15091(e)).

These Findings do not attempt to describe the full analysis of each environmental impact contained in the PEIR. Instead, the Findings provide a summary description of each impact and state the City Council's findings on the significance of each impact. Full explanations of these environmental findings and conclusions can be found in the PEIR. These Findings hereby incorporate by reference the discussion and analysis in those documents supporting the PEIR's determinations regarding the project's impacts.

As noted in Chapter 7 Alternatives of the PEIR, Analysis for the No Increased Density Alternative is based on the 2003–2020 General Plan EIR (City of Santee 2003), Housing Element Rezone Program Implementation EIR (City of Santee 2022), and Town Center Specific Plan EIR (City of Santee 2024). Mitigation as proposed for implementation of the Proposed Project would not apply; however, mitigation identified in the EIR's stated above would be applicable to the No Increased Density Alternative.

SECTION II. FINDINGS REGARDING ENVIRONMENTAL IMPACTS NOT REQUIRING MITIGATION

The City Council hereby finds that the following potential environmental impacts of the No Increased Density Alternative are less than significant (or would result in no impact) and therefore do not require the imposition of mitigation measures.

A. AESTHETICS

Finding: Less than significant

Explanation:

The No Increased Density Alternative is a policy-level Land Use Element update

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that proposes no site-specific development, no land use or zoning changes that could facilitate future development, and does not remove scenic landforms or facilitate obstruction of designated views. The No Increased Density Alternative would continue to allow development under conditions established by the existing Land Use Element. Impacts to aesthetics, including impacts relative to scenic vistas, state scenic highways, visual character, and light and glare would be less than analyzed for the originally Proposed Project.

B. AGRICULTURE AND FOREST RESOURCES

Finding: No impact. (Draft PEIR, Section 6 / CEQA Guidelines § 15128.)

Explanation:

The California Department of Conservation, Division of Land Resource Protection, identifies important farmland throughout the state through its Farmland Mapping and Monitoring Program (FMMP). The FMMP classifies the majority of the Plan Area as “Urban and Build Up Land,” “Other Land,” and “Grazing Land.” The areas classified as “Grazing Lands” are not considered a significant farmland resource under CEQA. Additionally, the City does not contain lands protected by a Williamson Act contract, forest land, timberland, or timberland production zones.

Although the FMMP designates areas in Santee as “Farmland of Local Importance,” the City does not include existing or proposed zoning for agricultural uses within the Plan Area. The existing zoning for the City’s Park/Open Space (P/OS) zoning allows for agricultural uses and extraction operations, under special conditions, be allowed under this designation (City of Santee 2017). No Increased Density Alternative would not change land use designations or zoning. Therefore, the No Increased Density Alternative would not conflict with existing zoning for agricultural use or result in the conversion of agricultural land for non-agricultural use, and no impact would occur.

C. AIR QUALITY

Finding: Less than significant.

Explanation:

Implementation of the No Increased Density Alternative would result in less development potential than those anticipated under the Proposed Project, resulting in less air pollutants associated with construction activity. In addition, the Proposed Project would result in an overall net increase of operational emissions that would exceed SDAPCD’s significant thresholds. Therefore, the Proposed Project would result in greater operational emissions due to increased VMT compared to the No Increased Density Alternative. As such, short-term construction impacts under the No Increased Density Alternative would be similar or less than the originally Proposed Project, and long-term operational impacts would be similar or less than the originally Proposed Project.

D. BIOLOGICAL RESOURCES

Finding: Less than significant.

Explanation:

As described in Section 4.3 of this Draft PEIR, the Proposed Project would result in less-than-significant impacts regarding biological resources and would require mitigation to reduce impacts regarding special-status plant and wildlife species, and riparian habitat or other sensitive natural communities to less than significant. Future development under the No Increased Density Alternative, consistent with the 2003–2020 General Plan, the Housing Element Rezone Implementation Program, and the Town Center Specific Plan, would have the potential to impact special-status species, nesting birds/raptors, sensitive habitat, wetlands, and movement of wildlife. However, through mitigation found in the respective EIR's of the 2003–2020 General Plan, Housing Element Rezone Implementation, and Town Center Specific Plan, these impacts would be reduced to less than significant (City of Santee 2003, 2022, 2024). Development under both the No Increased Density Alternative and the Proposed Project would consist of infill development on previously disturbed parcels. The No Increased Density Alternative would result in less-dense development; however, the potential to impact biological resources would be similar to the Proposed Project. Thus, the No Increased Density Alternative would result in impacts similar to the Proposed Project.

E. CULTURAL RESOURCES

Finding: Less than significant.

Explanation:

As described in Section 4.4, the Proposed Project would result in significant and unavoidable impacts related to historic resources. Similar to the Proposed Project, the No Increased Density Alternative would result in development that involves ground-disturbing activities that could have the potential to result in significant impacts to cultural resources. However, as described in the respective EIR's of the 2003–2020 General Plan, Housing Element Rezone Implementation Program, and the Town Center Specific Plan, impacts to cultural resources would be reduced to less than significant with the incorporation of mitigation measures (City of Santee 2003, 2022, 2024). The potential to disturb unknown cultural resources would be present for either project scenario. As such, impacts to cultural resources under the No Increased Density Alternative would be similar to the Proposed Project.

F. ENERGY

Finding: Less than significant.

Explanation:

As described in Section 4.5 of this Draft PEIR, the Proposed Project would result

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in less-than-significant impacts related to (1) wasteful, inefficient, or unnecessary consumption energy resources, and (2) potential conflicts with a state or local plan for renewable energy or energy efficiency. Similar to the Proposed Project, implementation of the No Increased Density Alternative would increase the demand for electricity, natural gas, gasoline, and diesel consumption in the Plan Area during construction and operation of future development in accordance with approved plans. Under the No Increased Density Alternative, the scope of allowable development would be less than the Proposed Project, resulting in reduced consumption of energy resources under the No Increased Density Alternative. Thus, impacts under the No Increased Density Alternative related to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation would be less than those anticipated under the Proposed Project.

CCR Part 6 of Title 24 establishes energy efficiency standards for residential and nonresidential buildings constructed in California to reduce energy demand and consumption. Future development under both the Proposed Project and the No Increased Density Alternative would be subject to CCR Part 6 of Title 24, as well as all applicable rules and regulations presented in Section 4.5 of this Draft PEIR, including CALGreen, all of which of the would reduce energy demand and increase energy efficiency of future residential and nonresidential development. Approval of the Proposed Project itself, as a policy document update, would not change or otherwise reduce the efficacy of existing regulations, and would not implement any policies or programs that would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts under the No Increased Density Alternative would be similar to the Proposed Project relative to the potential conflict or obstruction of a state or local plan for renewable energy or energy efficiency.

G. GEOLOGY AND SOILS

Finding: Less than significant.

Explanation:

The No Increased Density Alternative would result in future development associated with buildout of the 2003–2020 General Plan, Housing Element Rezone Implementation Program, and the Town Center Specific Plan. Any new development under the No Increased Density Alternative would be site-specific and would be exposed to existing geologic and soil conditions and hazards that would be unique to that property. As discussed in Section 4.6 of this Draft PEIR, Proposed Project-related impacts would be less than significant due to compliance with existing regulatory requirements and policies related to geotechnical hazards, such as seismic activity, ground shaking, liquefaction, landslides, ground failure, soil expansion, and soil stability. Similar to the Proposed Project, the respective PEIR's for the 2003–2020 General Plan, Housing Element Rezone Implementation Program, and the Town Center Specific Plan found impacts related to geology and soils to be less than significant (City of Santee 2003, 2022, 2024). Under the Proposed Project, impacts related to a paleontological resource or site or unique geologic feature would be less than significant with incorporation of mitigation.

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The respective EIR's for the 2003–2020 General Plan, Housing Element Rezone Implementation Program, and the Town Center Specific Plan also require paleontological monitoring to mitigate impacts to paleontological resources (City of Santee 2003, 2022, 2024). Both the Proposed Project and the No Increased Density Alternative would require standard geotechnical practices, and the potential for development would occur at the Project Parcels in either scenario. Therefore, the Proposed Project would not increase the potential for soil erosion and geologic disturbance and impacts under the No Increased Density Alternative related to the geology and soils would be similar to the Proposed Project.

H. GREENHOUSE GAS EMISSIONS

Finding: Less than significant.

Explanation:

As described in Section 4.7 of this Draft PEIR, the Proposed Project would result in significant and unavoidable impacts related to the generation of greenhouse gases (GHGs). The No Increased Density Alternative would generate cumulative GHG emissions with buildout of future development and would result in physical effects from climate change. As described in the EIR for the Housing Element Rezone Implementation Program, future development associated with the Housing Element Rezone would result in emissions inconsistent with the City's Climate Action Plan, and these impacts would be significant and unavoidable (City of Santee 2022). The Town Center Specific Plan EIR determined that impacts from implementation of the Town Center Specific Plan would result in less-than-significant impacts, and the General Plan 2003–2020 EIR did not analyze impacts related to GHGs. Future development associated with the No Increased Density Alternative would result in the generation of less construction GHG emissions than the Proposed Project due to reduced development and redevelopment potential. Therefore, construction impacts under the No Increased Density Alternative related to the generation of GHGs would be less than the Proposed Project. Mobile source GHG emissions from operations would be reduced due to an overall reduction in VMT following implementation of the Proposed Project, because regional vehicle trips would be reduced from mixed-use development located near main transit corridors. The No Increased Density Alternative would result in less development and resulting stationary source operational emissions; however, new development of both the No Increased Density Alternative and the Proposed Project would be more efficient and have reduced emissions due to technological advancement and updated regulatory requirements. Therefore, impacts under the No Increased Density Alternative would be greater than the Proposed Project related to operational GHG emissions due to higher mobile source emissions.

I. HAZARDS AND HAZARDOUS MATERIALS

Finding: Less than significant.

Explanation:

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As described in Section 4.8 of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to hazards and hazardous materials. Mitigation measures have been identified for the Proposed Project to reduce potentially significant impacts related to hazards to the public and the environment through the routine transport, use, or disposal of hazardous materials, and sites included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Similar to the Proposed Project, implementation of the 2003–2020 General Plan, Housing Element Rezone Implementation Program, and the Town Center Specific Plan under the No Increased Density Alternative would result in less-than-significant impacts related to hazards and hazardous materials with mitigation measures (City of Santee 2003, 2022, 2024). The No Increased Density Alternative would still involve construction and potential hazardous and hazardous materials impacts; however, the scope of development potential under the No Increased Density Alternative would be less than the Proposed Project. Thus, the extent of potential impacts under the No Increased Density Alternative would be less than the Proposed Project.

J. HYDROLOGY AND WATER QUALITY

Finding: Less than significant.

Explanation:

As discussed in Section 4.9 of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to hydrology and water quality. Similarly, impacts to hydrology and water quality with implementation of the 2003–2020 General Plan, Housing Element Rezone Implementation Program, and the Town Center Specific Plan under the No Increased Density Alternative would be less than significant (City of Santee 2003, 2022, 2024). Under the No Increased Density Alternative, less buildout potential would occur when compared to the Proposed Project. As such, impacts under the No Increased Density Alternative would be less than those anticipated under the Proposed Project.

K. LAND USE AND PLANNING

Finding: Less than significant.

Explanation:

As discussed in Section 4.10 of this Draft PEIR, the Proposed Project would result in less-than-significant impacts associated with land use and planning. The No Increased Density Alternative would implement the existing 2003–2020 General Plan, Housing Element Rezone Implementation Program, and the Town Center Specific Plan and would not result in impacts associated with conflicts with any land use plans, policies, or regulations, or the physical division of established communities, similar to the Proposed Project (City of Santee 2003, 2022, 2024).

However, the 2003–2020 General Plan was intended to guide development

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through the year 2020. Although the Housing Element Rezone Implementation Program aligns with the Regional Housing Needs Allocation, and the Town Center Specific Plan allows for updated planning in Santee's town center, the current 2003–2020 General Plan land use element is outdated. Absent an update, the No Increased Density Alternative could result in development that is inconsistent with more current land use policies or growth projections. In contrast, the Proposed Project would extend the planning horizon through 2045 and integrate updated land use policies. Therefore, although both scenarios would adhere to adopted plans at present, the Proposed Project would better ensure long-term consistency with evolving regional and state policies. Therefore, impacts associated with conflicts with adopted plan under the No Increased Density Alternative would be greater than the Proposed Project.

L. MINERAL RESOURCES

1. Mineral Resources

Finding: Less than significant. (Draft PEIR, Section 6 / CEQA Guidelines § 15128.)

Explanation:

Pursuant to CEQA Guidelines Section 15128, this effect was found not to be significant and was not analyzed in detail. The land use changes as part of the Proposed Project were not located within a designated Mineral Resource Zone (MRZ-2) or area zoned for mineral extraction, and mining at the affected sites would be infeasible given the proximity to sensitive receptors and established neighborhoods. Therefore, the impact would be less than significant.

M. NOISE

Finding: Less than significant.

Explanation:

As discussed in Section 4.11 of this Draft PEIR, the Proposed Project would result in significant and unavoidable impacts related to proximity of construction vibration to sensitive uses. Impacts related to temporary construction noise, operational noise, rail noise, and groundborne vibrations would be less than significant with mitigation. Impacts related to excessive noise within an Airport Land Use Compatibility Plan area would be less than significant.

Under the No Increased Density Alternative, noise impacts would be less than significant pursuant to the Housing Element Rezone Implementation Program, significant and unavoidable pursuant to the Town Center Specific Plan EIR and the 2003–2020 General Plan EIR (City of Santee 2003, 2022, 2024). The No Increased Density Alternative would involve construction and operational noise impacts; however, the scope of development potential under the No Increased Density Alternative would be less than the Proposed Project. Therefore, the No Increased Density Alternative would result in a

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reduced amount of noise impacts. As such, impacts related to noise and vibration under the No Increased Density Alternative would be less than the Proposed Project.

N. POPULATION AND HOUSING

Finding: Less than significant. =

Explanation:

As discussed in Section 4.12 of this Draft PEIR, the Proposed Project and the existing 2003–2020 General Plan, Housing Element Rezone Implementation Program, and Town Center Specific Plan are documents that plan for future population growth, and therefore, would not result in substantial unplanned population growth. As such, impacts associated with exceedance in population growth from future development facilitated by the Proposed Project would be less than significant. Similarly, the respective EIR's for the 2003–2020 General Plan, the Housing Element Rezone Implementation Program, and the Town Center Specific Plan concluded that impacts related to population and housing would be less than significant (City of Santee 2003, 2022, 2024). Under the No Increased Density Alternative, the Plan Area would continue to be built out under the existing land use designations and buildout projections, with the latest amendment in 2024 for the Town Center Specific Plan. In addition, regional and local plans (e.g., SANDAG's regional forecasts and the City's Housing Element) would undergo standard mandatory updates or revisions to reflect the anticipated growth within Santee. It is reasonable to assume; however, that the housing targets would not result in the population growth that the Proposed Project would facilitate by 2045, as the Proposed Project buildout assumptions exceed SANDAG's Series 15 Regional Forecast (planned through the year 2050) population growth assumptions for the City. Therefore, because the No Increased Density Alternative would result in less dwelling units through 2045, the No Increased Density Alternative would result in impacts less than the Proposed Project related to substantial unplanned population growth.

The temporary displacement of some residents due to redevelopment of residential properties would occur throughout the Plan Area under the No Increased Density Alternative and the Proposed Project. Santee is mostly built out, and future development could result in the replacement of existing development. However, the Proposed Project would result in more redevelopment activity, resulting in more temporary displacement. The Proposed Project would also facilitate more dwelling units, including affordable dwelling units, which would reduce potential impacts related to displacement of people, but also result in a higher potential for environmental impacts to occur related to the construction and operation of new development/redevelopment. Therefore, impacts related to the potential displacement of people necessitating the construction of replacement housing under the No Increased Density Alternative would be less than the Proposed Project.

O. PUBLIC SERVICES

Finding: Less than significant.

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Explanation:

As discussed in Section 4.13 of this Draft PEIR, the Proposed Project would result in less-than-significant impacts for fire protection services, sheriff protection services, school services, parks, and library services. According to the respective EIR's of the 2003–2020 General Plan, the Housing Element Rezone Implementation Program, and the Town Center Specific Plan, the projects would result in less-than-significant impacts related to fire protection services, parks, and public libraries. Given the reduced scope of development potential and corresponding reduction in population when compared to the Proposed Project, impacts for fire protection services, sheriff protection services, school services, library services, and parks under the No Increased Density Alternative would result in impacts less than the Proposed Project.

P. RECREATION

Finding: Less than significant.

Explanation:

As discussed in Section 4.14 of this Draft PEIR, the Proposed Project would have less-than-significant impacts related to recreation. According to the respective EIR's of the 2003–2020 General Plan, the Housing Element Rezone Implementation Program, and the Town Center Specific Plan, the projects would result in less-than-significant impacts related to recreation. Given the reduced scope of development potential and corresponding reduction in population when compared to the Proposed Project, impacts for parks and recreational facilities under the No Increased Density Alternative would result in impacts less than the Proposed Project.

Q. TRANSPORTATION

Finding: Less than significant.

Explanation:

As discussed in Section 4.15 of this Draft PEIR, potential impacts related to (1) conflicts with an applicable plan, ordinance, or policy addressing circulation, transit, roadways, bicycles, and pedestrian activities; (2) hazards due to roadway design or incompatible uses; and (3) inadequate emergency access were determined to be less than significant. Potential impacts related to VMT (i.e., potential to conflict with CEQA Guidelines Section 15064.3, subdivision [b]), would be significant and unavoidable. Similar to the Proposed Project, implementation of the No Increased Density Alternative, which would include continued implementation of the Housing Element Rezone Implementation Program, and the Town Center Specific Plan, would generally be consistent with applicable plans, ordinances, and policies addressing transportation, and would not create hazards due to roadway design/ incompatible uses, or result in inadequate emergency access conditions, and would result in significant and unavoidable impacts related to VMT (City of Santee 2022, 2024). The 2003–2020 General Plan EIR identified less-than-significant impacts; however, impacts

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related to VMT were not addressed.

Under the Proposed Project, it is reasonable to assume that the VMT per service population would be reduced due to the increased development potential along the City's main transportation corridors. By concentrating growth near transportation corridors, the Proposed Project would encourage shorter trips and greater use of alternative transportation modes. In contrast, the No Increased Density Alternative would maintain existing land use patterns, likely resulting in more dispersed growth and longer trips, thereby generating higher VMT per-capita and per employee. Therefore, impacts related to VMT under the No Increased Density Alternative would be more than the Proposed Project.

R. TRIBAL CULTURAL RESOURCES

Finding: Less than significant.

Explanation:

As described in Section 4.16 of this Draft PEIR, potential impacts to tribal cultural resources were found to be less than significant with mitigation incorporated. Ground-disturbing activities associated with the buildout of existing planning documents would still occur under the No Project Alternative and could still result in impacts to tribal cultural resources. Therefore, because ground disturbance would occur under both project scenarios, impacts resulting in a substantial adverse change in the significance of a tribal cultural resource under this alternative would be similar to the Proposed Project.

S. UTILITIES AND SERVICE SYSTEMS

Finding: Less than significant.

Explanation:

As discussed in Section 4.17 of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to utilities and service systems. The No Increased Density Alternative would require less potable water, generate less wastewater, and generate less solid waste when compared to the Proposed Project due to the reduced buildout and development/redevelopment potential. Impacts related to wastewater treatment capacity would be less than significant under the continued implementation of the 2003–2020 General Plan, the Housing Element Rezone Implementation Program, and the Town Center Specific Plan, because as described in the respective EIR's for these projects, the facility is anticipated to have available capacity for the 2030 General Plan buildout projections (City of Santee 2003, 2022, 2024). As such, impacts under the No Increased Density Alternative would be less than the Proposed Project.

T. WILDFIRE

Finding: Less than significant.

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As discussed in Section 4.18 of this Draft PEIR, the Proposed Project would result in less-than-significant impacts related to wildfire risks. The Plan Area is urbanized, with very little remaining areas of natural open space or other known wildland fire fuel sources. The No Increased Density Alternative would allow development in areas within the Plan Area that are designated as VHFHSZs. All future development within VHFHSZ must comply with the policies of the City's General Plan Safety and Environmental Justice Element that guide development in VHFHSZ, as well as requirements of the 2025 California Wildland-Urban Interface Code for fire protection requirements in Wildland-Urban Interface areas and Fire Hazard Severity Zones. However, the No Increased Density Alternative would have the potential for more development within the more Wildland-Urban Interface areas and Fire Hazard Severity Zones than the Proposed Project because the development under the No Increased Density Alternative would occur outside the Project Parcels. Therefore, the No Increased Density Alternative could expose more people and structures to risks involving wildland fire. As such, under the No Increased Density Alternative, impacts would be greater than the Proposed Project.

SECTION III. GROWTH-INDUCING IMPACTS

Section 15126.2(e) of the State CEQA Guidelines requires an EIR to discuss the ways in which a project could foster economic or population growth, or the construction of additional housing, directly or indirectly. The City Council finds as follows:

The City finds, based on substantial evidence in the record, that the No Increased Density Alternative would not result in a significant growth-inducing impact. The No Increased Density Alternative would not include any land use or zoning changes that would facilitate population or economic growth, and would not remove physical or regulatory obstacles to growth in previously unserved areas. Future development would occur consistent with previously approved land use plans and previously certified EIRs. The No Increased Density Alternative would not extend utilities or infrastructure into new, previously unserved areas.

SECTION IV. ALTERNATIVES

A. BACKGROUND

In accordance with CEQA Guidelines Section 15126.6, and as discussed previously, the Draft PEIR evaluated a reasonable range of alternatives to the Proposed Project that could feasibly attain most of the basic objectives of the Project while avoiding or substantially lessening one or more of its significant effects. The City has reviewed and considered the information in the Final PEIR concerning the alternatives. The significant and unavoidable impacts of the Proposed Project relate to air quality, cultural resources (historical), greenhouse gas emissions, noise (construction vibration), transportation (VMT), and utilities and service systems (water supply).

Section 15126.6 of the State CEQA Guidelines requires an EIR to describe a range of reasonable alternatives to the project that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of its significant

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effects, and to evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative, nor must it consider alternatives that are infeasible. The City finds that it has considered the alternatives identified in the EIR and described below.

B. PROJECT OBJECTIVES

The following objectives have been established for the Proposed Project:

- Objective 1 – Promote Vertical Mixed-Use Development: Offer infill development opportunities, particularly for vertical mixed-use development along the City's multimodal corridors, near public transit, and proximate to existing services and amenities.
- Objective 2 – Enhance Mobility Access/Reduce Vehicle Miles Traveled: Foster development with a micromobility concept that allows for resident access to proximate services, amenities, and recreational opportunities without the need for a vehicle trip, thus reducing local vehicle trips and vehicle miles traveled.
- Objective 3 – Promote Fair Housing: Support infill residential development that increases the supply of affordable and workforce housing, especially for families.
- Objective 4 – Expand Access to Services and Public Spaces: Enhance and protect access to parks, open spaces, the library, and other community and social services. Enhance and preserve educational and cultural resources, public art, and historic landmarks.

C. ALTERNATIVES CONSIDERED BUT REJECTED FROM DETAILED ANALYSIS

Three additional alternatives were considered but rejected from detailed analysis in the Draft PEIR (Section 7.3). The Community Hubs Overlay Only Alternative would retain only the Community Hub Overlay parcels (an estimated 75 percent reduction in dwelling units and 30 percent reduction in commercial square footage); it was rejected because the wider geographic distance between hub parcels may not reduce (and could increase) VMT, and because the hubs lack access to primary transit (notably the Santee Trolley Station) and exclude the main commercial corridor (Mission Gorge Road), failing the objectives of the City's Housing and Land Use grant program. The Housing Only Alternative would focus on residential rather than mixed-use development; it was rejected because it would reduce commercial land uses in service-rich areas, would continue to segregate land uses, and would not support the objectives of mixed-use development along multimodal corridors or VMT reduction. The Alternate Location Alternative would apply the overlays at different locations in the City; it was rejected because relocating higher-density mixed-use away from the main transit corridors would not reduce (and could increase) VMT, air quality, and greenhouse gas impacts, could create land use incompatibilities, and would not support any project objective. The City's community outreach confirmed the main transit corridors as the preferred overlay locations.

Finding: The City Council rejects the above alternatives from detailed

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analysis, on the following grounds, each of which independently provides sufficient justification: (1) the alternatives would not avoid the Project's significant and unavoidable impacts; (2) the alternatives would not better meet the basic objectives of the Project; and/or (3) the alternatives are infeasible. Therefore, these alternatives are eliminated from further consideration.

D. EVALUATION OF ALTERNATIVES SELECTED FOR ANALYSIS

The Draft PEIR analyzed the following alternatives in detail:

- Alternative 1 – No Project Alternative
- Alternative 2 – Reduced Overall Density Alternative
- Alternative 3 – Community Corridor Overlay Only Alternative
- Alternative 4 – No Increased Density Alternative

1. Alternative 1 – No Project Alternative

Description: As required by CEQA Guidelines Section 15126.6(e), the No Project Alternative reflects the continuation of existing conditions. Under this alternative, the Land Use Element Update would not be adopted, and the Plan Area would continue to develop under the existing 2003–2020 General Plan land use designations and zoning, as amended by the Housing Element Rezone Implementation Program and the Town Center Specific Plan. No new development framework, overlays, or land use map changes would be established, and buildout would be lower than under the Proposed Project.

Comparison to the Proposed Project: This alternative would reduce or avoid most of the Project's environmental impacts, including impacts related to aesthetics, energy, hazards and hazardous materials, hydrology and water quality, noise (including the Project's significant construction-vibration impact), population and housing, public services, recreation, utilities and service systems, and wildfire. However, it would not eliminate the significant and unavoidable air quality and greenhouse gas plan-consistency impacts carried forward from the previously certified Housing Element and Town Center Specific Plan environmental documents, and it would result in greater transportation (VMT) and operational greenhouse gas impacts because growth would be more dispersed, with higher per-capita and per-employee VMT. It would also perpetuate an outdated General Plan that is not extended to the 2045 horizon.

Finding: The City finds that, because the timing, intensity, and location of future development under this alternative are unknown, it is speculative to assume that all future projects could reduce impacts to less than significant, and the alternative would not avoid all of the Project's significant and unavoidable impacts (and would worsen transportation and operational greenhouse gas impacts). More importantly, this alternative would substantially impair the City's ability to attain the basic project objectives: Objectives 1 (vertical mixed-use development), 2 (mobility/VMT reduction), and 4 (access to services and public spaces) would not be met, and only Objective 3 (fair

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housing) could be partially met through the Town Center Specific Plan. For these reasons, and for the additional economic, social, and other reasons set forth in the Statement of Overriding Considerations, the City rejects this alternative as infeasible and undesirable from a policy standpoint.

2. **Alternative 2 – Reduced Overall Density Alternative**

Description: This alternative would apply the same Community Hub Overlay and Community Corridor Overlay as the Proposed Project, on the same parcels, but at reduced density and height limits, and would still redesignate parcel APN 378-160-25-00 to Medium-High Residential (R-14). It would result in approximately a 35 percent reduction in total dwelling units (approximately 3,695 units, or about 1,992 fewer units than the Project) with no change in commercial square footage.

Comparison to the Proposed Project: This alternative would reduce the severity of the Project's impacts related to aesthetics, air quality, energy, greenhouse gas generation, hydrology and water quality, noise, population and housing, public services, recreation, utilities and service systems, and wildfire due to the reduction in residential units. However, it would not eliminate any of the Project's significant and unavoidable impacts: air quality (plan consistency, cumulative criteria-pollutant increase, and sensitive-receptor exposure) and cultural resources (historical) would remain significant and unavoidable, and transportation (VMT) would remain significant and unavoidable and would be less effectively reduced than under the Proposed Project.

Finding: The City finds that this alternative would not eliminate any of the Project's significant and unavoidable impacts. Although it would meet all four project objectives, it would do so on a reduced scale and would provide fewer housing units and reduced housing choice, thereby providing fewer of the Project's benefits. For these reasons, and for the reasons set forth in the Statement of Overriding Considerations, the City rejects this alternative in favor of the Proposed Project.

3. **Alternative 3 – Community Corridor Overlay Only Alternative**

Description: This alternative would include only the Community Corridor Overlay (along the Mission Gorge Road and Cuyamaca Street corridors), plus the parcel land use change, and would exclude the Community Hub Overlay. It would focus mixed-use development along established transit corridors on fewer parcels and a smaller geographic area, reducing overall dwelling units by approximately 18 percent and commercial square footage by approximately 19 percent compared to the Proposed Project.

Comparison to the Proposed Project: Because development would occur on fewer parcels over a smaller area, this alternative would reduce the severity of impacts across nearly all issue areas, including aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas generation, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire.

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However, it would not eliminate the Project's significant and unavoidable impacts related to air quality, cultural resources (historical), or transportation (VMT).

Finding: The City finds that this alternative would reduce, but not eliminate, the Project's significant and unavoidable impacts. While it would meet all four project objectives, it would do so on a reduced scale and would not attain the objectives as fully as the Proposed Project, particularly the objective to provide housing and mixed-use opportunities at the Community Hub locations. For these reasons, and for the reasons set forth in the Statement of Overriding Considerations, the City rejects this alternative in favor of the Proposed Project.

4. **Alternative 4 – No Increased Density Alternative**

Description: Under this alternative, the Land Use Element Update would be adopted (including its updated goals and policies and Airport Land Use Compatibility Plan consistency), but no changes to existing land use designations or densities would be implemented. The Plan Area would continue to develop under the existing 2003–2020 General Plan designations and zoning, as amended by the Housing Element Rezone Implementation Program and the Town Center Specific Plan, and buildout would be lower than under the Proposed Project.

Comparison to the Proposed Project: This alternative would reduce the severity of impacts related to aesthetics, air quality, energy, hazards and hazardous materials, hydrology and water quality, noise (including the construction-vibration impact), population and housing, public services, recreation, and utilities and service systems. It would not eliminate the air quality and greenhouse gas plan-consistency impacts carried forward from prior environmental documents, and it would result in greater transportation (VMT) and operational greenhouse gas impacts due to more dispersed growth. Notably, this alternative would result in greater wildfire impacts than the Proposed Project because development would occur outside the Project parcels and could place more development within Very High Fire Hazard Severity Zones and the wildland-urban interface.

Finding: The City finds that this alternative would be the preferred alternative. Because no changes to land use or density would be implemented, the alternative would substantially impair the City's ability to attain the basic project objectives: Objectives 1, 2, and 4 would not be met, and only Objective 3 could be partially met through the Town Center Specific Plan. This alternative would provide a policy update to the Land Use Element, but it would not propose any land use designation or zoning changes that would alter the existing density of the City.

E. **ENVIRONMENTALLY SUPERIOR ALTERNATIVE**

CEQA Guidelines Section 15126.6(e)(2) requires that, where the No Project Alternative is environmentally superior, the EIR also identify an environmentally superior alternative from among the other alternatives. The Draft PEIR identifies Alternative 3 (Community Corridor Overlay Only Alternative) as the environmentally superior alternative. Although the No Project, Reduced Overall Density, and Community Corridor

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Overlay Only alternatives would each reduce impacts compared to the Proposed Project, Alternative 3 is environmentally superior because its reduced development footprint yields the greatest reduction in environmental impacts while still allowing the Project's objectives to be met (at a reduced scale), whereas the No Project Alternative would meet only one objective in part. While Alternative 3 is environmentally superior for CEQA purposes, it would not eliminate the Project's significant and unavoidable impacts related to air quality, cultural resources, and transportation, and it would not attain the project objectives as fully as the Proposed Project.

Mitigation Monitoring and Reporting Program

Introduction

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table MMRP-1, Mitigation Monitoring and Reporting Program (MMRP), has been prepared for the City of Santee Land Use Element Update (Project or Proposed Project). This MMRP is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported.

This MMRP delineates responsibilities for implementation, completion, and monitoring of each required mitigation measure, while also allowing the City of Santee (City) flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. No change to the MMRP will be permitted unless the MMRP does not continue to satisfy the requirements of Public Resources Code Section 21081.6.

No mitigation measures are required for the following environmental issue areas, for which the Proposed Project would result in less-than-significant impacts:

- Aesthetics;
- Energy;
- Hydrology and Water Quality;
- Land Use and Planning;
- Population and Housing;
- Public Services;
- Recreation; and
- Wildfire.

Chapter 4, Sections 4.1 through 4.18, of the Draft PEIR contains detailed environmental analyses of the existing conditions, project impacts (including direct and indirect, short-term, long-term, and cumulative impacts), recommended mitigation measures, and significant unavoidable impacts, if any. Based on that analysis, the following environmental issue areas were determined to have potentially significant impacts for which mitigation measures have been identified:

- Air Quality;

- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Noise;
- Transportation;
- Tribal Cultural Resources; and
- Utilities and Service Systems.

Mitigation measures identified to reduce these potentially significant impacts are presented in Table MMRP-1, below. Even with implementation of all feasible mitigation measures, impacts related to Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, Transportation, and Utilities and Service Systems would remain significant and unavoidable, as described in the Draft PEIR and in the Findings of Fact and Statement of Overriding Considerations adopted for the Proposed Project.

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
MM-AQ-1. Update the Regional Growth Forecast. Prior to the next update to the San Diego Association of Governments (SANDAG) regional growth forecast as part of the Regional Transportation Plan/Sustainable Communities Strategy, the City of Santee (City) shall prepare a revised population and employment forecast for SANDAG that reflects the changes in anticipated growth resulting from the City's Proposed Land Use Element Update. The updated forecast provided to SANDAG shall be used to inform the San Diego Air Pollution Control District (SDAPCD) update to the Regional Air Quality Strategy. The City shall prepare and submit a letter notifying SDAPCD of this revised forecast for use in the future update to the plans as required.	City of Santee Planning & Building Department	Prior to the next update to the SANDAG regional growth forecast	City of Santee Planning & Building Department	Prior to the next update to the SANDAG regional growth forecast	
MM-AQ-2. Preparation of Project-Level Quantitative Construction Air Quality Impacts Analyses. Prior to discretionary approval by the City of Santee (City) for development projects subject to California Environmental Quality Act review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City Planning and Building Department for review and approval. If construction-related criteria air pollutants are determined to have the potential to exceed the thresholds of significance adopted by the San Diego Air Pollution Control District (SDAPCD), the City Planning and Building Department shall require feasible mitigation measures to reduce air quality emissions. Potential measures that shall be incorporated as conditions of approval and may include, but are not limited to, the following: - Requiring fugitive dust control measures that exceed SDAPCD Rules 52, 54, and 55, such as: - Requiring use of nontoxic soil stabilizers to reduce wind erosion.	Project Applicant; Qualified Air Quality Consultant	Prior to discretionary approval by the City	City of Santee Planning & Building Department	Prior to discretionary approval by the City and during construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
- Applying water twice daily to active soil-disturbing activities. - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. ▪ Requiring off-road construction equipment to be hybrid electric-diesel or zero emission, where available, and all diesel-fueled off-road construction equipment to be equipped with California Air Resources Board Tier 4 Final engines or better. ▪ Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. ▪ Limiting nonessential idling of construction equipment to no more than 5 consecutive minutes. ▪ Using paints, architectural coatings, and industrial maintenance coatings that have volatile organic compound levels of 10 grams per liter or less.					
MM-AQ-3. Preparation of Project-Level Quantitative Operational Air Quality Impacts Analyses. Prior to discretionary approval by the City of Santee (City) for development projects subject to California Environmental Quality Act review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operation-related air quality impacts to the City Planning and Building Department for review and approval. If operation-related criteria air pollutants are determined to have the potential to exceed the thresholds of significance adopted by the San Diego Air Pollution Control District (SDAPCD), the City Planning and Building Department shall require feasible mitigation measures to reduce air quality emissions. Potential measures to reduce long-term emissions that shall be incorporated as conditions of approval and may include, but are not limited to, the following:	Project Applicant; Qualified Air Quality Consultant	Prior to discretionary approval by the City	City of Santee Planning & Building Department	Prior to discretionary approval by the City	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
Mobile Sources ▪ Include signage for site-specific developments with truck delivery and loading areas and truck parking spaces as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with 13 CCR Chapter 10 Section 2485. ▪ Provide electric vehicle charging infrastructure that meets or exceeds the most recent California Green Building Standards Tier 2 voluntary requirements. ▪ Provide bicycle parking facilities. ▪ Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles. ▪ Unbundle residential parking costs from property cost. Area Sources ▪ Require the use of zero or low-volatile organic compound (VOC) cleaning supplies. ▪ Require the use of zero or low-VOC paints for regular and ongoing architectural coatings. ▪ Prohibit wood-burning devices, natural gas fireplaces, and propane fireplaces in residential development. ▪ Replace gas-powered landscape equipment with zero-emission landscape equipment. Energy Sources ▪ Require developments to use all-electric appliances and end uses. ▪ Require all applicant-provided appliances be Energy Star-certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). ▪ Encourage residential participation in existing demand response program(s). ▪ Install cool pavement.					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
- Provide battery storage infrastructure. - Encourage procurement of electricity from lower carbon intensity power supply.					
MM-AQ-4. Preparation of Project-Level Construction Health Risk Assessments. Prior to discretionary approval by the City of Santee (City) for development projects subject to California Environmental Quality Act review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction health risk-related impacts to the City Planning and Building Department for review and approval. Project applicants shall implement one of the following: - Complete a project-specific health risk assessment (HRA) evaluating construction impacts. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and San Diego Air Pollution Control District (SDAPCD). If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective thresholds, as established by SDAPCD at the time a project is considered, the applicant shall be required to identify mitigation capable of reducing potential cancer and noncancer risks. Potential mitigation measures could include, but are not limited to, the following: - Requiring off-road construction equipment to be hybrid electric-diesel or zero emission, where available, and all diesel-fueled off-road construction equipment to be equipped with California Air Resources Board Tier 4 Final-compliant engines or better. - Requiring application of diesel particulate matter filters on construction equipment of 50 horsepower or greater. - Require off-road construction equipment to be hybrid electric-diesel or zero emission, where available, and all	Project Applicant; Qualified Air Quality Specialist	Prior to discretionary approval by the City	City of Santee Planning & Building Department	Prior to discretionary approval by the City	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
diesel-fueled off-road construction equipment greater than 50 horsepower to be equipped with California Air Resources Board Tier 4 Final-compliant engines or better.					
MM-AQ-5. Preparation of Project-Level Operational Health Risk Assessments. Prior to discretionary approval by the City of Santee (City) for development projects subject to California Environmental Quality Act review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operational health risk-related impacts to the City Planning and Building Department for review and approval. This measure shall apply to the following projects: - Non-residential development projects that (1) have the potential to operationally generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and (2) are within 1,000 feet of a sensitive land use (e.g., residences, schools, hospitals, or nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment to the Planning Division for review and approval. Potential mitigation measures could include, but are not limited to, the following: - Requiring all on-site motorized operational equipment, such as forklifts and yard trucks, to be zero emission with the necessary charging or fueling stations provided. - Requiring tenants to use zero-emission light- and medium-duty vehicles as part of business operations. - Forbidding trucks from idling for more than 2 minutes and requiring operators to turn off engines when not in use. - Installing and maintaining, at the manufacturer's recommended maintenance intervals, an air monitoring	Project Applicant; Qualified Air Quality Specialist	Prior to discretionary approval by the City	City of Santee Planning & Building Department	Prior to discretionary approval by the City	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
station proximate to sensitive receptors and the facility for the life of the project and making the resulting data publicly available in real time.					
MM-BIO-1. General Biological Reconnaissance Survey. Prior to issuance of a grading permit within the Project parcels, a general biological reconnaissance survey, including vegetation mapping and/or confirmation of the existing mapping, identification of potentially suitable habitat for special-status species (i.e., those defined in Section 3.3 and analyzed in Section 4.3 and 4.4 of this document), and an assessment of the potential for jurisdictional aquatic resources, shall be conducted by a qualified biologist approved by the City of Santee ¹ . The biological reconnaissance survey must include a habitat assessment of the proposed project site for Santee MSCP Subarea Plan Covered Species and suitable habitats during the appropriate field conditions and timing in accordance with protocols, as applicable. Documentation of the survey results shall be incorporated into a Biological Resources Technical report and provided to the City, including whether the site contains any sensitive natural communities, an assessment of potential for U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or Regional Water Quality Control Board jurisdictional aquatic resources of the United States/state, and the potential for any special-status species. Based on the results of the field surveys, the City will require the project proponent to modify the project design, as appropriate, prior to approval. The City will also	Project Applicant; Qualified Biologist approved by the City	Prior to issuance of a grading permit	City of Santee Planning & Building Department	Prior to issuance of a grading permit	

¹ Qualified biologist is defined in Section 5.5.1.1 of the Draft Santee MSCP Subarea Plan (City of Santee 2025) as a person having the appropriate expertise and level of experience to complete habitat assessments, focused surveys, and application of avoidance, minimization, and avoidance measures described in the Plan. At minimum, the person shall have a BS or BA in wildlife management, ecology, zoology, botany, biology, or other closely related field, and at least two years' experience conducting field investigations in San Diego County. If undertaking surveys or activities (e.g., relocation, translocation) that could result in take of any federally listed species the person shall possess appropriate Section 10(a)(1)(A) recovery permits and for any state-listed or state species of special concern shall possess appropriate state permits/memoranda to conduct such surveys or activities. Qualifications shall be approved by the City of Santee.

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
require that the project is adjusted, as necessary, to ensure the project implementation scheduling avoids and minimizes effects on biological resources while taking into consideration the degree of sensitivity of biological resources within the project area. Habitat types with a higher degree of sensitivity, such as rare/limited vegetation types (e.g., native grasslands, cactus scrub) and riparian/wetland features, will be avoided to the maximum extent practicable as determined by the City in coordination with the Wildlife Agencies (i.e. U.S. Fish and Wildlife Service and California Department of Fish and Wildlife). If the general biological reconnaissance survey determines there are no sensitive natural vegetation communities, no potentially jurisdictional aquatic resources, and no potential for special-status species occurrences, then no further CEQA documentation or mitigation measures shall be required. If the results of the general biological reconnaissance survey determine there are biological resources that are not evaluated in this document, then additional CEQA documentation shall be required by the project applicant. If the general biological reconnaissance survey determines there are sensitive natural vegetation communities, potentially jurisdictional aquatic resources, and/or potential for special-status species that are evaluated in this document, then the applicable mitigation measures outlined in MM-BIO-2 through MM-BIO-16 shall be implemented.					
MM-BIO-2. Special-Status Plant-Focused Surveys and Mitigation: Prior to issuance of a grading permit involving undeveloped lands within the Project site, a habitat assessment for the potential for special-status plants to occur shall be conducted by a qualified biologist, as directed by MM-BIO-1. If there is suitable habitat for special-status plants, then a focused survey during the species' appropriate blooming	Project Applicant; Qualified Biologist approved by the City	Prior to issuance of a grading permit and during project	City of Santee Planning & Building Department	Prior to issuance of a grading permit and throughout project	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
period shall be required. If potential habitat for San Diego Multiple Species Conservation Program (MSCP) Covered Species, including Narrow Endemic Species, occurs within any future project site, then the project shall comply with Section 5.5.6, Narrow Endemic Species Standards, and Section 5.5.8, Covered Plant Species Translocation and Restoration Conservation Standards, of the Draft Santee MSCP Subarea Plan, as outlined below. If special-status plants are found during the focused survey, occupied areas shall be avoided to the greatest extent feasible and shall be fenced during project activities to avoid indirect impacts. On-site avoidance areas shall be conserved in place and would be dedicated to the Draft Santee MSCP Subarea Plan Managed Preserve with in-perpetuity management. If avoidance is not possible, then additional measures shall be required as outlined below. If impacts are proposed to occupied areas, habitat mitigation shall occur in accordance with the mitigation ratios included in Table 5-13 of the Draft Santee MSCP Subarea Plan and consistent with MM-BIO-15, and at a minimum 1:1 ratio (occupied acres preserved to occupied acres impacted), which can occur through on- or off-site preservation and/or transplanting. All preservation areas shall receive permanent protection through a conservation easement or other protective mechanism, as well as funding for long-term management and monitoring. To meet the 1:1 habitat mitigation ratio, it may be necessary to transplant individuals from the impact area to unoccupied areas within the Draft Santee MSCP Subarea Plan Managed Preserve. Prior to transplantation, a mitigation and monitoring plan shall be submitted to the City of Santee (City) (and appropriate resource agencies if listed species are proposed for transplanting) for review by a qualified biologist and approval prior to ground		implementat ion		implementati on	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
disturbance to occupied habitat. Upon approval, the plan shall be implemented by the applicant. For all project activities that have the potential to impact any one of the Draft Santee MSCP Subarea Plan Narrow Endemic Species (i.e., San Diego ambrosia [<i>Ambrosia pumil</i>], San Diego thornmint [<i>Acanthomintha ilicifolia</i>], and variegated dudleya [<i>Dudleya variegata</i>]), the project shall be required to implement standards that require avoidance and minimization of impacts and species-specific mitigation measures for any remaining unavoidable impacts that will not exceed 20% loss of any individual subpopulation/occurrence, in accordance with Section 5.5.6 of the Draft Santee MSCP Subarea Plan. If the 80% conservation standard cannot be met for a given project, the project applicant may present a Biologically Superior Alternative and biological equivalency findings consistent with the guidelines described in Section 5.5.6 of the Draft Santee MSCP Subarea Plan. The City shall obtain approval of the deviation from these standards from the Wildlife Agencies at the time of project-specific environmental review or other permitting process. If a proposed project has occurrences/populations of Covered Species San Diego barrel cactus (<i>Ferocactus viridescens</i>), San Diego goldenstar (<i>Bloomeria clevelandii</i>), variegated dudleya, or willowy monardella (<i>Monardella viminea</i>), the project proponent shall be required to demonstrate that 80% of the occurrences/populations will be protected in perpetuity through protection and/or translocation/restoration within the Draft Santee MSCP Subarea Plan Managed Preserve lands. If translocation or restoration is required to meet this threshold, the project proponent shall complete a restoration plan as described below and in accordance with Section 7.3 of the Draft Santee MSCP Subarea Plan.					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
The mitigation and monitoring plan for the transplanted special-status plant(s) shall describe habitat improvement/restoration measures to be completed prior to introducing transplanted special-status plants. Habitat improvement/restoration shall be based on special-status plant occupied habitat. The plan shall specify: (1) the location of mitigation site(s); (2) site preparation measures such as topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (3) the source of all plant propagules (seed, potted nursery stock, etc.) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (4) a schedule and action plan to maintain and monitor the enhancement/restoration areas that shall include, at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than 2 years; (5) measures to avoid long-term indirect effects; and (6) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. In addition, the plan shall specify methods to collect special-status plants and introduce them into the mitigation site. If federally or state-listed plants are impacted by any potential future development, federal and state Endangered Species Act permitting would have to be conducted separately by the applicant until the adoption and permitting of the Draft Santee MSCP Subarea Plan, which would transfer the take permitting authority for Covered Species to the City.					
MM-BIO-3. Standard Best Management Practices. Prior to issuance of a grading or construction permit, the following best management practices (BMPs), when applicable, shall be	Project Applicant; Qualified Biologist approved by the	Prior to issuance of a grading or	City of Santee Planning &	Prior to issuance of a grading or	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
included on grading and construction plans in accordance with Section 5.5.1.1 of the 2025 Draft Santee Multiple Species Conservation Plan (MSCP) Subarea. The City of Santee (City) shall have the right to access and inspect any sites of approved projects, including any restoration/enhancement area for compliance with project approval conditions including these BMPs. Delineation of Environmentally Sensitive Areas ▪ Prior to clearing, grubbing, grading, or construction activities, highly visible barriers (such as orange construction fencing, stakes, or flagging depending on the size of the project and the sensitivity and proximity of the biological resources) shall be installed around areas along the edge of the project footprint to designate environmentally sensitive areas to be protected from construction related activities. Environmentally sensitive areas to be avoided shall be identified as part of the environmental review process by a qualified biologist. No project activity of any type shall be permitted within these environmentally sensitive areas (with exceptions for planned biological restoration activities such as transplantation). In addition, heavy equipment, including motor vehicles, shall not be allowed to operate within the environmentally sensitive areas. All construction equipment shall be operated in a manner so as to prevent accidental damage to environmentally sensitive areas and associated barriers. No structure of any kind, equipment staging, incidental storage of equipment or supplies, or construction access roads shall be allowed within these protected zones. Silt fence barriers shall be installed, as appropriate, at the environmentally sensitive area boundary to prevent accidental deposition of fill material or sediment run-off into areas where vegetation or other	City; Construction Contractor	construction permit, and during construction	Building Department	construction permit and throughout construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
sensitive features are adjacent to planned grading activities. Construction footprints abutting the Santee MSCP Subarea Plan Preserve shall be clearly defined with flagging and/or fencing and shall be removed upon completion of the project activities. Restoration of Temporary Impacts - Areas of natural habitat that are temporarily affected by project activities shall be restored to a condition that reflects the surrounding native vegetation characteristics and return to pre-disturbance conditions, if not better if the site is in degraded condition at the initiation of the project. Restoration plans shall be completed as part of the project design for review and approval by the City. Restoration plans shall include specific details for on-site and off-site restoration activities and shall document how the proposal provides offsets for the temporal loss (as described in Table 5-13, Uniform Mitigation Ratios, of the 2025 Draft Santee MSCP Subarea Plan), including success criteria (e.g., percent cover of specified plants) and the timeline for restoration. Restoration that does not meet the success criteria within 3 years shall be considered a permanent impact and shall be required to mitigate accordingly, consistent with Mitigation Measure (MM) BIO-15. Invasive Species Control - Invasive exotic plant species shall be removed from the project work area and controlled during construction and operation periods. The use (i.e., planting, seeding, propagation, or transplantation) of known invasive plant species (i.e., plant species listed in California Invasive Plant Council's California Invasive Plant Inventory) shall be prohibited for construction, revegetation, and landscaping activities. Project measures shall be included to ensure invasive plant material is not spread from the project site					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
to other areas by disposal off site or by tracking seed on equipment, clothing, and shoes. Equipment/material imported from an area of invasive plants must be identified and measures implemented to prevent importation and spreading of non-native plant material within the project site. Disposal of the plant debris shall follow the regulations set by the County of San Diego agriculture commissioner. All construction equipment shall be cleaned to remove dirt, seeds, vegetative material, or other debris that could contain or hold seeds of noxious weeds before arriving to and leaving the project site. Eradication strategies (i.e., exotic plant abatement programs) shall be employed should an invasion occur during construction. In addition, all planting stock to be brought onto the project site for landscaping shall be first inspected by a qualified pest inspector to ensure it is free of pest species (e.g., Argentine ants [<i>Iridomyrmex humile</i>] and fire ants [<i>Solenopsis invicta</i>]) that could invade natural areas. Trash Control ▪ To avoid attracting predators of Covered Species and other sensitive species, the project site shall be kept clean of debris. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site(s) daily. On-Site Training and Construction Monitoring ▪ When in or near natural habitat areas, all personnel involved in the on-site project construction shall be required to participate in a pre-construction training and education program administered by the City to understand the avoidance and minimization obligations of the project. ▪ The City shall require that a qualified biologist monitor construction activities, as determined during the project-					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
specific environmental review, for the duration of the project to ensure that measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources outside the project footprint. Lighting - Any temporary safety or security night lighting for project activities abutting or nearby the Preserve shall be selectively placed, utilize the lowest light intensity practicable, be fully shielded to prevent spillover in preserve areas, and be directed away from all native vegetative communities. - No new lighting shall be allowed in the Preserve areas except where essential for roadway, facility use, and safety and security purposes. New light sources abutting or nearby to the Preserve shall be oriented downward, use the lowest light intensity and be pointed away from habitat areas to the extent practicable, and fully shielded so that the lighting does not spillover into preserve areas and potentially impact wildlife and other ecosystem resources. Stockpiling Topsoil - Topsoil stockpiling associated with project activities shall be placed only outside of Preserve areas to minimize the damage to habitats. If fill or topsoil is imported into the Preserve, the fill shall be clean and free of foreign debris and non-native plant material. Stormwater and Water Quality Best Management Practices - The City shall require project proponents to identify and implement structural and nonstructural BMPs to control sediment and non-stormwater discharges from project sites to protect water quality and minimize sedimentation/siltation effects off site. Actions to prevent sediment from entering watercourses, aquatic areas,					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
wetlands, and riparian areas during and after construction may include, but are not limited to, the following BMPs: sedimentation basins, silt fencing, fiber rolls and other erosion control blankets, gravel bag berms, sand bag barriers, tracking controls, stockpile management, dry season scheduling, proper material delivery and storage, solid waste management, concrete waste management, preservation of existing vegetation, temporary soil stabilization, dust and erosion control, soil binders, and straw mulch. No site personnel shall discard solid or liquid materials into jurisdictional water features, wetland or riparian areas, or any preserve lands. ▪ In addition to temporary construction-related BMPs, permanent treatment BMPs shall be included in the project design as part of the upgrading and installation of storm drain system facilities and storm drain controls associated with a project. Permanent BMPs shall be implemented for the protection of water quality designed to meet Regional Water Quality Control Board (RWQCB) and National Pollutant Pollution Discharge Elimination System permit requirements and shall be included within the project footprint. The probable selection of permanent treatment BMPs includes infiltration devices (infiltration trenches), biofiltration swales, and biofiltration strips. Infiltration trenches are basins or trenches that store runoff and allow it to infiltrate into the ground, thus preventing pollutants in the captured runoff from reaching surface waters. Biofiltration strips are vegetated land areas, over which stormwater flows as sheet flow. Biofiltration swales are vegetated channels, typically configured as trapezoidal or v-shaped channels that receive and convey stormwater flows while meeting water quality criteria and other flow criteria. Pollutants are removed by filtration through the vegetation,					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
sedimentation, adsorption to soil particles, and infiltration through the soil. Strips and swales are effective at trapping litter, total suspended sediment, and particulate metals. Biofiltration strips and swales shall be required by the City where appropriate, with consideration toward wherever site conditions and climate allow vegetation to be established and where flow velocities will not cause scour. The intent of the BMPs implemented for the Covered Activities is to reduce pollutants in stormwater discharge to the maximum extent practicable. Vehicle and Equipment Restrictions and Maintenance Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas, other sensitive habitats, and jurisdictional waters of the United States/state. These designated areas shall be located in such a manner as to prevent any runoff from entering these sensitive habitats. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including, but not limited to, applicable jurisdictional City or County, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.					
MM-BIO-4. Avoidance/Minimization of Long-Term Indirect Impacts. Prior to issuance of a construction permit, the City of Santee shall ensure that future development plans and conditions of approval adhere to the following adjacency requirements to avoid and minimize potential indirect impacts to nearby Santee MSCP Preserve areas, including native species and vegetation communities:	Project Applicant	Prior to issuance of a construction permit	City of Santee Planning & Building Department	Prior to issuance of a construction permit	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
Fuel Modification Zones: Any future development project implemented under the Proposed Project that is required to include fuel modification zones and is located adjacent to existing open space areas shall include the fuel modification zones within the project footprint thereby not encroaching on or resulting in impacts to existing open space areas. Drainage: Future development within 300 feet of Preserve areas shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System requirements, to ensure that the quantity and quality of runoff discharged from a future project site is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, excess water, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods, including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems. Lighting: Night lighting from new development within 300 feet from Preserve areas shall be fully shielded and directed downward and away from suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting is not increased. Noise: Project activities within 300 feet of Preserve areas shall implement minimization and mitigation measures for unavoidable noise impacts that would be above 60 A-weighted decibels (dBA) energy-equivalent sound level (Leq) hourly (or					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
for project noise impacts that would be measurably above ambient noise levels, if ambient noise levels are above 60 dBA Leq hourly) at the Preserve, including incorporating noise reduction strategies in equipment, siting and site design, features, timing, noise barriers, landscaping, and buffer separation Invasives: When approving landscape plans for future development, invasive, non-native plant species listed on the most recent California Invasive Plant Inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping. All landscape areas within 300 feet of Preserve areas shall be planted and maintained with native species that reflect the nearby natural vegetation communities. Barriers: New development shall incorporate fencing, barriers, or functional edge treatment and signage within parcels abutting Preserve areas to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping. This requirement may be waived with written approval from the Wildlife Agencies (California Department of Fish and Wildlife and U.S. Fish and Wildlife Service).					
MM-BIO-5. Western Spadefoot Survey and Mitigation. Prior to issuance of a grading permit on undeveloped areas within any future project sites, a habitat assessment for the potential for western spadefoot (<i>Spea hammondi</i>) breeding locations to occur shall be conducted by a qualified biologist, as directed by Mitigation Measure (MM) BIO-1. If potentially suitable breeding habitat (e.g., vernal pools, ephemeral basins, seasonal depressions that hold water) is identified, the following measures shall be conducted in accordance with Section 5.5.9.2 of the 2025 Draft Santee Multiple Species Conservation Plan (MSCP) Subarea Plan:	Project Applicant; Qualified Biologist approved by the City;	Prior to issuance of a grading permit	City of Santee Planning & Building Department	Prior to issuance of a grading permit and prior to any ground disturbance activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
At least six surveys, each survey consisting of both a daytime and nighttime component, must be conducted during the breeding season to ensure that spadefoot are not present within a site. If all six surveys are negative for spadefoot, then no further surveys are required. Surveys for spadefoot shall begin within 48 hours of the first significant rain (greater than or equal to 0.25 inches), as early as October or November, with peak breeding season typically occurring February through April. Surveys shall be completed by a qualified biologist in accordance within the methods described in Section 5.5.9.2 of the 2025 Draft Santee MSCP Subarea Plan. If surveys determine presence of western spadefoot, then avoidance of pools occupied by western spadefoot shall occur to the maximum extent practicable. If avoidance is not practicable, compensatory mitigation of unavoidable impacts must include the following: ▪ No-net-loss of breeding habitat. ▪ Vernal pools and/or seasonal basins with western spadefoot shall be treated as vernal pools under the Subarea Plan, and the Vernal Pool Conservation Standards (see Section 5.5.7 of the 2025 Draft Santee MSCP Subarea Plan) shall apply, including preparation of a vernal pool enhancement/mitigation plan to be reviewed and approved by the City of Santee (City) and Wildlife Agencies (California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) prior to any ground disturbance activities. ▪ A 2:1 mitigation ratio for impacts to western spadefoot and upland habitat: creation and/or enhancement must offset at two times the total area of the pools. ▪ A minimum 1:1 mitigation ratio for the number of pools supporting western spadefoot.					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
Mitigation shall be achieved through preservation of equivalent or greater quality spadefoot habitat on site and/or within an approved off-site mitigation site containing occupied upland habitat within the Plan Area. Permanent protection of pools and their watersheds shall occur through a legal instrument (i.e., conservation easement).					
MM-BIO-6. Pre-Construction Survey for Special-Status Reptiles and Avoidance. Prior to issuance of a grading permit on undeveloped areas within any future project site, a qualified biologist shall conduct a habitat assessment for special-status reptiles, as directed by Mitigation Measure (MM) BIO-1. If potentially suitable habitat is identified, then pre-construction clearance surveys for special-status reptiles shall be conducted by a qualified project biologist within 14 days of the initiation of ground disturbance or vegetation clearing within and adjacent to construction areas. The clearance surveys shall occur within suitable habitat for special-status reptiles (i.e., all undeveloped habitat with the exception of disturbed habitat). Surveys shall be appropriate for detecting potentially occurring species, such as special-status lizards and snakes. Surveys need not be conducted in all areas simultaneously, as long as they are conducted within 14 days of the initiation of ground disturbance or vegetation clearing in each area individually. If special-status reptile species are detected, appropriate buffers shall be established, as necessary and as appropriate for the species, unless it is not feasible to avoid the species. If possible, non-listed special-status wildlife species may be captured and relocated to suitable habitat nearby where they are safe from construction activities. Surveys and relocation of these species may only be conducted by the qualified project biologist. If non-listed special-status reptiles or small mammals are detected, they shall be moved out of harm's way.	Project Applicant; Qualified Biologist approved by the City;	Prior to issuance of a grading permit and during construction	City of Santee Planning & Building Department	Prior to issuance of a grading permit	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
The project biologist shall remain available at all times after initiation of ground disturbance or vegetation clearing, in case special-status wildlife species enter the construction area. If non-listed special-status species are detected in the construction area after initiation of ground disturbance or vegetation clearing, the qualified project biologist shall take measures to move the species, or encourage it to move, to a safe place away from construction activities. The applicant shall mitigate the loss of occupied habitat for special-status reptiles in accordance with the ratios described in Table 5-13 of the Draft Santee MSCP Subarea Plan (City of Santee 2025) and consistent with MM-BIO-15. Mitigation shall occur through acquisition of an off-site undeveloped property and recordation of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. Acquired property would be included in the Santee MSCP Subarea Plan Managed Preserve and managed and monitored in perpetuity with funding for long-term management and monitoring.					
MM-BIO-7. Burrowing Owl Survey and Mitigation. Prior to issuance of a grading permit on undeveloped areas within any future project sites, a habitat assessment for burrowing owl suitable habitat to occur shall be conducted by a qualified biologist as directed by MM-BIO-1. If there is suitable habitat for burrowing owl and the applicant would like to demonstrate that burrowing owl is absent, then a focused survey as described in the Staff Report on Burrowing Owl Mitigation (CDFG 2012) and complies with Section 5.5.9.5 of the Draft Santee MSCP Subarea Plan (City of Santee 2025) shall be conducted by a qualified biologist. If presence of burrowing owl is known or assumed, the following measures shall be noted	Project Applicant; Qualified Biologist approved by the City	Prior to issuance of a grading permit; no less than 14 days prior to and during ground-disturbing activities	City of Santee Planning & Building Department	Prior to issuance of a grading permit and prior to initiation of ground-disturbing activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
on the grading plan prior to grading permit issuance and required to be implemented by the applicant in suitable burrowing owl habitat. Project activities will be restricted within occupied burrowing owl habitat during the breeding season (generally February 1 – August 31 but may vary with climatic conditions) until nesting is complete (i.e., the young have dispersed and are fledged, independently foraging, and no longer using the burrows or burrow complex, and/or adults are no longer nesting). If project activities cannot be avoided while burrowing owl are present on the project site at any time of year, no-disturbance buffers shall be implemented, as outlined below. No more than 14 days prior to the initiation of project activities, a qualified biologist will conduct at least two surveys at least 7 days apart, with the final survey conducted no more than 48 hours prior to the initiation of project activities. A report of the survey results, including mapping of any occupied burrows (including natural or man-made), burrowing owls, or burrowing owl sign observed, will be submitted to the City for their review and approval prior to initiation of project activities. Pre-construction surveys will be required year-round to address potential impacts during both overwintering and nesting seasons. Some project activities may be conducted when burrowing owls are present if appropriate no-disturbance buffers are established around occupied burrows or burrow complexes, paired with daily monitoring by a qualified biologist. A no-disturbance buffer is the area around a burrow or burrow complex inside which project activities are prohibited. Buffers will be established by a qualified biologist consistent with guidance provided in the CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012) or the most recently CDFW-approved burrowing owl guidance document, if applicable. Appropriate					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
buffer size will depend on the time of year, level of disturbance, and project-specific site conditions. Buffers around active nesting sites will be a minimum of 200 meters (656 feet) regardless of the time of year. Buffers around occupied overwintering burrows will be a minimum of 50 meters (164 feet). The monitoring biologist will have the authority to order stop work if burrowing owl exhibit distress or abnormal behavior and will consult with the Plan Coordinator to determine next steps (e.g., stop work or increase buffers).Where impacts to burrowing owl are unavoidable, the following measures shall be required: If suitable but un-occupied burrows cannot be avoided, burrow exclusion may be appropriate. Burrow exclusion will only be allowed after the burrow has been determined by a qualified biologist to be inactive. No exclusions will be permitted during the nesting season when there is evidence of burrowing owl activity. Prior to the initiation of any burrow exclusions, a Burrow Exclusion Plan will be submitted to the City, CDFW, and USFWS for review and approval. Mitigation for impacts to occupied habitat will occur through the conservation of occupied burrowing owl habitat in the onsite preserves (Managed Preserve), at a ratio of no less than 1:1 for the territory of the burrowing owl. If occupied burrowing owl habitat is not available for mitigation within the Plan Area, lands with potential to be occupied through appropriate restoration, management, and enhancement of burrowing owl nesting and foraging requirements may be considered. The land to be conserved shall be approved by the City and Wildlife Agencies. The land to be conserved will be secured by a legal instrument (e.g., conservation easement) to the satisfaction of the Wildlife Agencies to ensure the conservation of the property in perpetuity in advance of any aspects of the Covered Activity commencing. Perpetual funding will also be required					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
for the conserved property to ensure management and monitoring of the site for burrowing owl. In certain circumstances, impacted individuals may be relocated out of the impact area to a location with suitable habitat by a qualified biologist using methodologies consistent with steps outlined by the CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012) or the most recently CDFW-approved burrowing owl guidance document, if applicable. A Burrowing Owl Translocation Plan will accompany any request to relocate burrowing owls. The plan will thoroughly describe the schedule, the techniques to be used, the suitability of the receiver site, and the experience of the biologists that will be employed. The plan will be submitted to the City, CDFW, and USFWS for review and approval prior to any relocation. All evictions and/or translocations must occur outside of the breeding season.					
MM-BIO-8. Pre-Construction Nesting Bird Survey. Prior to issuance of a grading permit on undeveloped areas within any future project site, a qualified biologist shall conduct a habitat assessment for nesting bird habitat as directed by MM-BIO-1. If potential nesting bird resources occur within the project site, then the project shall comply with Section 5.5.1.2, Nesting Bird Conservation Standards, of the Draft Santee MSCP Subarea Plan (City of Santee 2025) as outlined below. Project activities within all potential nesting resource areas within the project site and areas within 500 feet of the project site containing suitable nesting resources should be avoided during the migratory bird nesting season (February 15 through September 30) to avoid disturbance to most breeding birds or destruction of the nest or eggs. If project activities (i.e., grading, tree removal, external construction involving heavy equipment generating noise in excess of 60 dBA [energy equivalent level]) must occur during the bird nesting season, then a pre-project nesting bird survey	Project Applicant; Qualified Biologist approved by the City	Prior to issuance of a grading permit, within 14 days prior to and within 24 hours of start of construction, and during construction	City of Santee Planning & Building Department	Prior to issuance of a grading permit and during construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
shall occur within all potential nesting resource areas within the project site and areas containing suitable nesting resources within 500 feet of all impact areas. The avian nesting survey shall be performed by a qualified wildlife biologist with experience conducting breeding bird surveys within 14 days prior to the start of construction, and one more survey pass shall be conducted within 24 hours of initiation of construction activities in accordance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. If construction activities are on hold for more than 30 days, then pre-construction surveys would need to be reinitiated. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans, along with an appropriate buffer established around the nest, which will be determined by the biologist based on the species' sensitivity to disturbance (typically 300 feet for passerines and 500 feet for raptors and special-status species), existing nearby conditions (e.g., natural habitat versus roads or existing noisy activities), existing buffering features (e.g., topography, tall and dense trees, buildings), legal status of species (i.e., listed versus non-listed), general sensitivities of the species (e.g., disturbance tolerant or urban versus not disturbance tolerant), and other variables. Reductions in the nest buffer may be possible depending on site-specific factors (e.g., topography, screening vegetation, ambient noise levels, etc.), in coordination with the City of Santee and Wildlife Agencies (i.e. U.S. Fish and Wildlife Service and California Department of Fish and Wildlife). Construction noise levels shall not exceed 60 dBA Leq hourly within the 300-foot buffer zone unless authorized by the Wildlife Agencies. The nest area and buffer zone shall be avoided until the nest is vacated and the juveniles have fledged or the nest fails. Status					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
of the nest shall be monitored by a qualified biologist. A report shall be submitted to the City of Santee and Wildlife Agencies for review prior to discontinuing the noise limits and nest buffers. The nest buffer area shall be demarcated in the field with flagging and stakes or construction fencing. The project proponent personnel, including all contractors working onsite, are required to be instructed on the sensitivity of the area. No Project activities shall encroach into established buffers without the consent of a monitoring biologist. The buffer shall remain in place until it is determined that the nestlings have fledged and the nest is no longer active. The project applicant will document the results of the recommended protective measures described above to demonstrate compliance with the City of Santee's Habitat Loss and Incidental Take permit, if approved.					
MM-BIO-9. Coastal California Gnatcatcher Survey and Mitigation. Prior to issuance of a grading permit on undeveloped areas within any future project site, a qualified biologist shall conduct a habitat assessment for coastal California gnatcatcher (<i>Poliophtila californica californica</i>) as directed by MM-BIO-1 . If there is suitable habitat for coastal California gnatcatcher present, a focused protocol-level survey shall be conducted by a permitted biologist (i.e., possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit), using the most recent U.S. Fish and Wildlife Service (USFWS) protocol for the species, which is currently the 1997 Coastal California Gnatcatcher Presence/Absence Survey Guidelines. If presence of coastal California gnatcatcher is known or assumed to occur on the project site, the following measures shall be noted on the grading plan prior to grading permit issuance and required to be implemented by the applicant:	Project Applicant; Qualified Biologist approved by the City	Prior to issuance of a grading permit and during construction	City of Santee Planning & Building Department	Prior to issuance of a grading permit and during construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
If habitat is occupied by coastal California gnatcatcher, no clearing, grubbing, grading, or other construction activities shall occur during the coastal California gnatcatcher breeding season (March 1 to August 15), if feasible. If construction activities cannot be completed outside coastal California gnatcatcher breeding season, then a pre-construction survey shall be conducted in all areas of suitable habitat, by a qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit). If gnatcatchers are found during pre-construction surveys, a 500-foot buffer will be required around the nest site. Additionally, prior to issuance of a grading permit on undeveloped sites with confirmed presence of coastal California gnatcatcher, a take permit from the USFWS would be required and measures may be refined with future input from the USFWS until the adoption of the Santee MSCP Subarea Plan, which would transfer the take permitting authority of Covered Species to the City of Santee. If impacts are proposed within coastal California gnatcatcher occupied areas, occupied habitat for the species must be mitigated in accordance with the mitigation ratios established for coastal sage scrub included in Table 5-13 of the Draft Santee MSCP Subarea Plan (City of Santee 2025) and consistent with MM-BIO-15. Habitat mitigation shall occur through acquisition of an off-site undeveloped property and recordation of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. Acquired property would be included in the Santee MSCP Subarea Plan Managed Preserve and managed and monitored in perpetuity with funding for long-term management and monitoring.					
MM-BIO-10. Least Bell's Vireo Survey and Mitigation. Prior to issuance of a grading permit on undeveloped areas within any	Project Applicant; Qualified Biologist	Prior to issuance of	City of Santee Planning &	Prior to issuance of a	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
future project site, a qualified biologist shall conduct a habitat assessment for least Bell's vireo (<i>Vireo bellii pusillus</i>) as directed by MM-BIO-1. If the qualified biologist determines there is potentially suitable nesting or foraging habitat for least Bell's vireo within a future project site, focused protocol surveys shall be completed for this species prior to initiation of construction-related activities to determine the presence/absence and any potential project effects to this species. Surveys for least Bell's vireo shall be conducted according to the U.S. Fish and Wildlife Service (USFWS) 2001 Least Bell's Survey Guidelines or a currently accepted protocol. If potential habitat for least Bell's vireo occurs within any future project site, then the project shall comply with Section 5.5.9.4, Least Bell's Vireo Conservation Standards, of the Draft Santee MSCP Subarea Plan (City of Santee 2025) as outlined below. All vegetation clearing activities within or nearby (within a 300-foot buffer) to occupied habitat, shall take place outside of the vireo breeding season (March 15 through September 30). If proposed project activities (other than vegetation clearing) cannot completely occur outside the vireo breeding season, pre-construction surveys for occupied territory areas shall be conducted by a qualified biologist no more than seven days prior to the initiation of construction. If occupied habitat is found, work may proceed provided that project activities would be located at least 300 feet from the closest edge of least Bell's vireo territory use areas, and project-related noise levels would not exceed 60 dBA Leq hourly at the edge of the territory use area. However, the City of Santee may reduce these buffer widths depending on project or site-specific conditions (e.g., relatively quiet proposed project activities involving hand tools) or the existing ambient level of noise at the edge of the territory use area. If project activities must take place within the recommended buffer widths above, the project applicant	approved by the City	a grading permit and during construction	Building Department	grading permit and during construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
will contact the City of Santee to determine the appropriate buffer based on the requirement of no measurable project-caused increase in effective noise over ambient levels within a territory use area (e.g., if existing ambient noise levels are 65 dBA Leq hourly within the portion of the territory closest to proposed project, then the project would be limited to maximum measured noise levels of 65 dBA Leq hourly at the territory edge closest to the project). Project activity noise levels shall be monitored, and monitoring reports shall be provided to the City of Santee. Proposed noise levels in excess of this threshold shall require written concurrence from the Wildlife Agencies (i.e. U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) and may require additional minimization/mitigation measures. Noise attenuation measures or alternate construction operations may be used to reduce noise levels below 60 dBA Leq hourly within territory areas. If noise levels still exceed 60 dBA Leq hourly within the territory areas and/or a no-construction buffer cannot be maintained, construction shall be deferred in that area until after the completion of the nest cycle (i.e., nestlings have fledged, or if a nest has failed there is no further indication of breeding activity). If the surveys conclude that least Bell's vireo are absent from the project site, unavoidable impacts to unoccupied suitable riparian habitat shall be compensated in accordance with the ratios described in Table 5-13 of the Draft Santee MSCP Subarea Plan (City of Santee 2025) and consistent with MM-BIO-15. Habitat mitigation shall occur through acquisition of an off-site undeveloped property and recordation of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. Acquired property would be included in the Santee MSCP Subarea Plan Managed Preserve and managed and monitored					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
in perpetuity with funding for long-term management and monitoring. If 100% avoidance of occupied habitat is not feasible, and the Santee MSCP Subarea Plan has not been approved, consultation with USFWS and California Department of Fish and Wildlife (CDFW) shall be initiated prior to implementation of any activities that may impact occupied habitat, directly or indirectly. Authorization for removal of occupied critical habitat shall be obtained from USFWS through the Endangered Species Act Incidental Take Permit (ITP) Section 7 or 10 process and from CDFW through California Endangered Species Act ITP Sections 2081(b) and (c) prior to initiating activities in occupied areas. Any conditions required by the ITP process may supersede mitigation measures provided in this document. Adoption of the Santee MSCP Subarea Plan would transfer the take permitting authority of Covered Species to the City of Santee and incidental take permits from USFWS and CDFW would not be needed.					
MM-BIO-11. Roosting Bat Avoidance and Mitigation. Prior to issuance of a grading permit on undeveloped areas within any future project site, a qualified biologist shall conduct a habitat assessment for suitable bat roosting habitat as directed by MM-BIO-1. If potentially suitable roosting habitat is identified and if construction occurs during the native bat breeding season (April 1 through August 31) then a preconstruction survey for bat roosts shall be conducted no earlier than 30 days prior to the commencement of construction activities. The pre-construction survey shall be conducted by a qualified biologist to determine if active roosts of bats are present on or within 300 feet of the Project disturbance boundaries. Should an active colonial maternity roost (does not include tree roosts expected to only be occupied by a single or few bats) be identified (in California, the breeding season of native bat	Project Applicant; Qualified Biologist approved by the City	Prior to issuance of a grading permit and during construction	City of Santee Planning & Building Department	Prior to issuance of a grading permit and during construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
species is generally from April 1 through August 31), the colonial roost shall not be disturbed and construction within 300 feet shall be postponed or halted, until the roost is vacated, and juveniles have left. Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with cavities). If non-breeding bat hibernacula are found in areas scheduled to be removed within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations requiring one-way doors, a minimum of one week shall pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do not typically leave their roost daily during winter months in southern California. This action should allow all bats to leave during the course of one week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist shall first be disturbed by various means at the direction of the qualified bat biologist at dusk to allow bats to escape during the darker hours, and the roost removed or the grading shall occur the next day (i.e., there shall be no less or more than one night between initial disturbance and the grading or roost removal). These actions should allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. The applicant shall mitigate the loss of occupied bat roosting habitat (e.g. riparian trees) in accordance with the ratios described in Table 5-13 of the Draft Santee MSCP Subarea Plan (City of Santee 2025) and consistent with MM-BIO-15.					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
Habitat mitigation shall occur through acquisition of an off-site undeveloped property and recordation of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. Acquired property would be included in the Santee MSCP Subarea Plan Managed Preserve and managed and monitored in perpetuity with funding for long-term management and monitoring.					
MM-BIO-12. Woodrat Nest Avoidance and Mitigation. Prior to issuance of a grading permit on undeveloped areas within any future project site, a qualified biologist shall conduct a habitat assessment for San Diego desert woodrat (<i>Neotoma lepida intermedia</i>) nests as directed by MM-BIO-1 . If potentially suitable habitat is identified then preconstruction surveys for San Diego desert woodrat nests that may be occupied by San Diego desert woodrat shall be flagged and ground disturbing activities shall be avoided within a minimum of 10 feet surrounding each active nest unless otherwise authorized by the City of Santee. If avoidance is not possible, the proponent shall take the following sequential steps: (1) all understory vegetation will be cleared in the area immediately surrounding active nests excluding an escape route to nearby habitat followed by a period of one night without further disturbance to allow woodrats to vacate the nest, (2) each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off-site, and (3) a majority of the nest sticks shall be removed from the project site and piled at the base of a nearby rock or downed tree or shrub. Relocated nest material shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The proponent shall document all woodrat nests moved in weekly monitoring reports and will include a written	Project Applicant; Qualified Biologist approved by the City	Prior to issuance of a grading permit and during construction	City of Santee Planning & Building Department	Prior to issuance of a grading permit and during construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
summary in each annual report to the City of Santee. The resumes of the qualified biologists shall be provided to the City of Santee for concurrence. The applicant shall mitigate the loss of occupied habitat for San Diego desert woodrat in accordance with the ratios described in Table 5-13 of the Draft Santee MSCP Subarea Plan (City of Santee 2025) and consistent with MM-BIO-15. Habitat mitigation shall occur through acquisition of an off-site undeveloped property and recordation of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. Acquired property would be included in the Santee MSCP Subarea Plan Managed Preserve and managed and monitored in perpetuity with funding for long-term management and monitoring.					
MM-BIO-13. Crotch's Bumble Bee Survey and Mitigation. Prior to issuance of a grading permit on undeveloped areas within any future project site, a qualified biologist shall conduct a habitat assessment for Crotch's bumble bee (<i>Bombus crotchii</i>) as directed by MM-BIO-1. If potential habitat for Crotch's bumble bee occurs within any future project site, then the project shall comply with Section 5.5.9.6, Crotch's Bumble Bee Conservation Standards, of the Draft Santee MSCP Subarea Plan (City of Santee 2025) as outlined below. If potentially suitable habitat is identified during the reconnaissance survey required by MM-BIO-1, then focused surveys for Crotch's bumble bee shall be conducted by a qualified biologist, with expertise in surveying for bumble bees, A proposed survey protocol based on the recommendations described in the Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species, released by the California Department of Fish and Wildlife (CDFW) on June 6, 2023, or the most current version shall be	Project Applicant; Qualified Biologist approved by the City	Prior to issuance of a grading permit and during construction	City of Santee Planning & Building Department	Prior to issuance of a grading permit and during construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
submitted to the Wildlife Agencies for review and approval on a project- and site-specific basis. Survey results will be provided to the Wildlife Agencies (i.e. U.S. Fish and Wildlife and California Department of Fish and Wildlife) for review and are valid for one year. If survey results are negative, then no additional measures are required if project activities commence within one year of the survey. If survey results are positive (or focused surveys are not completed and Crotch's bumble bee is assumed to be present based on the habitat assessment) and project impacts will occur during the Colony Active Period (April 1 through August 31), then pre-construction surveys for active bee nest colonies shall be required no more than 5 days prior to any ground disturbance activities. If a Crotch's bumble bee nest is detected, the project biologist will establish, monitor, and maintain a no-work buffer around the nest. The size and configuration of the no-work buffer will be based on best professional judgement of the project biologist in consultation with the Wildlife Agencies. The buffer will provide at least 50 feet of clearance around nest entrances. Project activities will not occur within the no-work buffer until the colony is no longer active. To determine that a nest is no longer active, the nest will be observed for a minimum of 60 minutes each day across a minimum of 3 days during suitable flight weather (i.e., ambient air temperature between 60 and 90 degrees Fahrenheit, winds under 10 mph, and no precipitation higher than a drizzling rain). If no bees are seen flying in or out of the nest by the end of the observation period it will be determined that the nest is no longer active. If project activities occur outside of the Colony Active Period, then pre- construction surveys for active bee nest colonies are not required. A written survey report shall be submitted to the City of Santee and CDFW within 30 days following completion of the focused					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
surveys. The report shall include survey methods, weather conditions, and survey results, including a detailed habitat assessment, floral resources blooming and percent cover, bumble bee species observed, floral species bumble bees were observed visiting, nesting and overwintering habitat surveyed, and a figure showing the locations of any Crotch's bumble bee nest sites or individuals observed. The survey report shall include the qualifications/resumes of the surveyor(s) and approved taxonomist(s) for identification of photo vouchers. If Crotch's bumble bee nests or individuals are observed, the location information shall be submitted to the California Natural Diversity Database at the time of, or prior to, submittal of the survey report. In addition, if avoidance of take is not feasible, the applicant shall consult with CDFW to determine if take authorization is required. If required, mitigation for direct impacts to Crotch's bumble bee shall be fulfilled through compensatory mitigation in accordance with the ratios described in Table 5-13 of the Draft Santee MSCP Subarea Plan (City of Santee 2025) and consistent with MM-BIO-15. Habitat mitigation shall occur through acquisition of an off-site undeveloped property and recordation of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. Acquired property would be included in the Santee MSCP Subarea Plan Managed Preserve and managed and monitored in perpetuity with funding for long-term management and monitoring. If required by the permitting process (i.e. Santee MSCP Subarea Plan has not been approved), additional mitigation may be required through off-site conservation or through a CDFW-approved mitigation bank. Adoption of the Santee MSCP Subarea Plan would transfer the take permitting authority of Covered Species to the City of					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
Santee and incidental take permits from USFWS and CDFW would not be needed.					
MM-BIO-14. Quino Checkerspot Butterfly Survey and Mitigation. Prior to issuance of a grading permit on undeveloped areas within any future project site, a qualified biologist shall conduct a habitat assessment for Quino checkerspot butterfly (<i>Euphydryas editha quino</i>) as directed by MM-BIO-1. If potentially suitable habitat is identified then focused surveys for Quino checkerspot butterfly, conducted at the height of the flight season, shall occur in all suitable habitat areas. Surveys will be conducted by a qualified biologist holding a USFWS recovery permit for this species. The surveys will follow the USFWS survey guidelines (USFWS 2014) regarding timing, weather conditions, and survey coverage. If the surveys conclude that Quino checkerspot butterfly are absent from the project site, unavoidable impacts to unoccupied suitable habitat shall be compensated in accordance with the ratios described in Table 5-13 of the Draft Santee MSCP Subarea Plan (City of Santee 2025) and consistent with MM-BIO-15. Habitat mitigation shall occur through acquisition of an off-site undeveloped property and recordation of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. Acquired property would be included in the Santee MSCP Subarea Plan Managed Preserve and managed and monitored in perpetuity with funding for long-term management and monitoring. If the results of the survey are positive, no clearing, grubbing, or grading within or nearby (within a 300-foot buffer) suitable occupied habitat shall be permitted during butterfly flight season (third week in February through second Saturday in May). Areas restricted from such activities shall be staked or	Project Applicant; Qualified Biologist approved by the City	Prior to issuance of a grading permit, and during construction	City of Santee Planning & Building Department	Prior to issuance of a grading permit, and during construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
fenced under the supervision of a qualified biologist. However, the USFWS and CDFW may reduce these buffer widths depending on project or site-specific conditions (e.g., relatively quiet proposed Project activities involving hand tools or suitable habitat adjacent to existing development) and may require additional minimization/mitigation measures. If 100% avoidance of occupied habitat is not feasible, and the Santee MSCP Subarea Plan has not been approved, consultation with USFWS and CDFW shall be initiated prior to implementation of any activities that may impact occupied habitat, directly or indirectly. Authorization for removal of occupied habitat shall be obtained from USFWS through the Endangered Species Act Incidental Take Permit (ITP) Section 7 or 10 process and from CDFW through California Endangered Species Act ITP Sections 2081(b) and (c) prior to initiating activities in occupied areas. Any conditions required by the ITP process may supersede mitigation measures provided in this document. Adoption of the Santee MSCP Subarea Plan would transfer the take permitting authority of Covered Species to the City of Santee and incidental take permits from USFWS and CDFW would not be needed.					
MM-BIO-15. Sensitive Vegetation Communities. Prior to issuance of a grading permit on undeveloped sites within the Project, a qualified biologist shall conduct vegetation mapping within the proposed project site as directed by MM-BIO-1 . The qualified biologist will determine if there is a sensitive natural community per the Draft Santee MSCP Subarea Plan (City of Santee 2025) present on site. If there is a sensitive natural community on site, and the community cannot be avoided, the impact must be mitigated in accordance with the mitigation ratios in Table 5-13 of the Draft Santee MSCP Subarea Plan (City of Santee 2025). As directed by Section 5.5.2 of the Draft Santee MSCP Subarea Plan (City of Santee 2025), mitigation	Project Applicant; Qualified Biologist approved by the City	Prior to issuance of a grading permit	City of Santee Planning & Building Department	Prior to issuance of a grading permit	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
shall occur through acquisition of an off-site undeveloped property and recordation of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. Acquired property would be included in the Santee MSCP Subarea Plan Managed Preserve and managed and monitored in perpetuity with funding for long-term management and monitoring.					
MM-BIO-16. Jurisdictional Aquatic Resources Avoidance and Mitigation. Prior to issuance of a grading permit on undeveloped land within the project site, a qualified biologist shall assess the site to determine if there is potential for U.S. Army Corps of Engineers (USACE-), California Department of Fish and Wildlife (CDFW-), and Regional Water Quality Control Board (RWQCB-) jurisdictional aquatic resources of the United States/state on the project site as directed by MM-BIO-1. If there is potential for these resources to occur, a formal delineation of these resources shall be conducted in accordance with each agency's requirements, guidance, and standards prior to issuance of a grading permit. Project grading plans shall identify and the applicant shall implement the following jurisdictional aquatic resource measures prior to the issuance of a grading permit. Additionally, if jurisdictional aquatic resources occur within any future project site, then the project shall comply with Section 5.5.5, Aquatic Wetlands and Riparian Protection Standards, of the Draft Santee MSCP Subarea Plan (City of Santee 2025), which would require review and approval of the mitigation program for impacts to jurisdictional aquatic resources. If avoidance of impacts to jurisdictional aquatic resource areas is not practicable, then the project applicant shall obtain the applicable permits to impact these resources, such as a 404 permit from USACE, a Streambed Alteration Agreement from	Project Applicant; Qualified Biologist approved by the City	Prior to issuance of a grading permit	City of Santee Planning & Building Department	Prior to issuance of a grading permit	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
CDFW, and a 401 Water Quality Certification/Waste Discharge Requirement from the RWQCB. Final mitigation requirements for the impact shall be established by these agencies, and a final wetlands/waters mitigation plan shall be prepared prior to issuance of a grading permit. However, at a minimum, the following requirements shall be met: As directed by Section 401 of the Clean Water Act and Section 5.5.5 of the Draft Santee MSCP Subarea Plan (City of Santee 2025), there shall be no net loss of wetlands. Therefore, mitigation for permanent impacts to jurisdictional aquatic resources shall occur in accordance with the mitigation ratios established for wetland vegetation communities included in Table 5-13 of the Draft Santee MSCP Subarea Plan (City of Santee 2025). A jurisdictional aquatic resource mitigation and monitoring plan shall be prepared that outlines the compensatory mitigation in coordination with the USACE, CDFW, and RWQCB. Mitigation shall include creation, enhancement, and/or restoration, and will be either completed on site or off site through acquisition of an off-site undeveloped property and recordation of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. Acquired property would be included in the Santee MSCP Subarea Plan Managed Preserve and managed and monitored in perpetuity with funding for long-term management and monitoring. The mitigation program shall be designed to replace the functions and values of the jurisdictional resources impacted, with requirements to achieve specific success criteria. The mitigation areas shall be designed to have similar vegetative characteristics (excluding exotic species) to those of the affected areas. If creation is provided, the site shall be designed to emulate the density and structure of the affected					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
areas once the establishment areas have met the mitigation success criteria. All temporary impacts to jurisdictional aquatic resources shall be restored in-place to pre-project conditions or impacts shall be considered permanent and mitigated accordingly. Mitigation for temporary impacts to jurisdictional aquatic resources shall occur in accordance with the mitigation ratios established for wetland vegetation communities included in Table 5-13 of the Draft Santee MSCP Subarea Plan (City of Santee 2025) and consistent with MM-BIO-15. Habitat mitigation shall occur through acquisition of an off-site undeveloped property and recordation of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. Acquired property would be included in the Santee MSCP Subarea Plan Managed Preserve and managed and monitored in perpetuity with funding for long-term management and monitoring. Additionally, if a jurisdictional aquatic resource of the United States and/or State is avoided by the project, the grading and construction plans shall identify the resource and the resource will be fenced off prior to the issuance of a grading or construction permit. If on-site avoidance occurs, it shall be verified prior to the issuance of a construction permit that non-native plant species listed on the most recent California Invasive Plant Council inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping.					
MM-BIO-17. Tree Replacement, Encroachment, and Preservation. Prior to approval of grading plans and issuance of a grading permit, construction plans, conditions of approval, and a future Project's Landscape Plan shall include the	Certified Arborist; Construction Contractor; Applicant	Prior to approval of grading plans and issuance of	City of Santee Planning & Building Department	Prior to approval of grading plans and issuance of a grading	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
following to address tree removal, encroachment into protected zone, and retained trees: ▪ Replacement: If a proposed site plan requires removal of City of Santee Ordinance trees, tree replacement shall occur at a 1:1 mitigation ratio with 15-gallon trees and be included in the Project's Landscape Plan, which shall also include recommendations for long-term maintenance and care for regulated trees that will be retained on site. ▪ Encroachment into Protected Zone and Retained Trees: If a future project would encroach upon or preserve City of Santee Ordinance trees then tree protection measures shall be provided in an Arborist Report designed to mitigate impacts from construction encroachment into the protected zone of the preserved and/or encroached upon trees. The tree protection measures shall be consistent with best management practices for tree protection on construction sites and would help minimize impacts to preserved and encroached trees. These measures shall be implemented prior to, during, and following construction. This includes measures such as exclusion fencing and worker training to avoid direct impacts to trees, and measures such as irrigation and monthly inspections by a certified arborist to promote the long-term health of retained trees.		a grading permit		permit, or approval of construction plans, conditions of approval, and landscape plans	
MM-CUL-1. Historic Architectural Resources. During subsequent project-level plan set or environmental review, the City of Santee (City) Planning and Building Department shall determine if any potential historical building, structure, or district is present; conduct records search from applicable data repositories; conduct site inspections, as appropriate; and consider all relevant information available for the property to determine its historical significance.	City of Santee Planning & Building Department; Qualified Architectural Historian; Project Applicant	During subsequent project-level plan set or environmental review	City of Santee Planning & Building Department	During subsequent project-level review and prior to issuance of any grading permit	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
If necessary, the City Planning and Building Department shall require applicants of new projects to submit a Phase I and/or Phase II Historic Resources Assessment (HRA) report to evaluate the significance of resources greater than 45 years of age. The report shall be prepared by an architectural historian meeting the Professional Qualification Standards of the Secretary of the Interior (SOI), in accordance with SOI standards and guidelines. The HRA shall include background, archival, and historic research; site surveys; detailed physical description of identified resources; photographs; a historical significance evaluation in consideration of City, California Register of Historical Resources, and National Register of Historic Places designation criteria and integrity requirements; an assessment of project impacts to historical resources; recommendations of mitigative treatment; and the preparation/recording of the appropriate California Department of Parks and Recreation 523 forms, as applicable. If project impacts to historic architectural resources are potentially significant, the City Planning and Building Department shall require the project to incorporate appropriate measures to avoid or minimize those impacts. Additional measures may include, but are not limited to, the following: ▪ If a future project involves alterations or modifications to historic architectural resources, the project design and proposed work shall conform to SOI Standards for the Treatment of Historic Properties to reduce or avoid impacts to historic resources. The project applicant shall retain a qualified architectural historian to advise on the final project design, recommend mitigative actions, specify performance standards, and oversee the construction activities related to the historical resources to ensure the project is constructed in compliance with specified mitigation performance standards and SOI Standards.					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
If a future project involves the demolition or material impairment of a historical resource that cannot be mitigated through SOI Standards compliance, the project applicant shall submit archival Historic American Building Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, as appropriate, to the City Planning Division for review and approval prior to the issuance of any grading permit. The HABS/HAER/HALS documentation shall be prepared by a qualified architectural historian and may include an architectural and historical narrative; archival drawings and/or measured drawings; and large-format photography. All reports resulting from implementation of this mitigation measure shall be submitted to City Planning and Building Department and filed with the South Coastal Information Center.					
MM-CUL-2. Archaeological Resources. During subsequent project-level plan set or environmental review, the City of Santee (City) Planning and Building Department shall consider all relevant information available for the property to determine potential project impacts to archaeological resources. If necessary, the City Planning and Building Department shall require applicants for new projects to submit an Archaeological Resources Inventory Report to identify and evaluate archaeological resources that may be impacted by the project. The report must be prepared by a qualified archaeologist meeting the Secretary of the Interior (SOI) Professional Qualification Standards. The report shall include an archival search of historic records; a records search of applicable data repositories, including the California Historical Resources Information System database; pedestrian surveys; identification of archaeological resources within or near the project site; assessment of potential project impacts to	Project Applicant; Qualified Archaeologist meeting the SOI Professional Qualification Standards; Native American Monitor;	During subsequent project-level review, and during construction	City of Santee Planning & Building Department	During subsequent project-level review, and during construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
archaeological resources; recommendations for archaeological monitoring, if appropriate; and completion/recordation of the California Department of Parks and Recreation 523 forms for all identified archaeological resources, as applicable. An archaeological report for testing and evaluation may be required based on the results and recommendations of the Archaeological Resources Inventory Report. If project impacts to archaeological resources are determined to be potentially significant, the City Planning and Building Department shall require the project to incorporate appropriate measures to avoid or minimize impacts to archaeological resources. Additional measures may include, but are not limited to, the following: Archaeological Resources Monitoring. If project-level earthwork (i.e., soil disturbance) is proposed to be conducted within Moderate Archaeological Sensitivity areas as delineated in Confidential Figure 3, Archaeological Sensitivity Map (Confidential Appendix B in Appendix E of the City's Land Use Element Update Program Environmental Impact Report), during initial ground-disturbing activities, a qualified archaeologist, or an archaeological monitor (working under the direct supervision of the qualified archaeologist), and a Native American monitor, 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, the City, and the Native American monitor, 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					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
project site. The archaeological monitor and Native American 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. 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. Archaeological Resources Discoveries. 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, the City, and the Native American monitor on the significance of the resource. 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, providing for the adequate recovery of the scientifically consequential information contained in the					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
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.					
MM-GEO-1. Prior to commencement of any grading activity on site, the project applicant shall retain a qualified paleontologist per the Society of Vertebrate Paleontology (SVP) 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources to prepare a Paleontological Resources Mitigation and Monitoring Program (PRMMP) for the project. The PRMMP shall be consistent with the SVP (2010) guidelines and outline requirements for pre-construction meeting attendance and worker environmental awareness training; where paleontological monitoring is required within the project site based on construction plans and/or geotechnical reports; and procedures for adequate paleontological monitoring and discoveries treatment, including paleontological methods (including sediment sampling for microinvertebrate and microvertebrate fossils), reporting, and collections management. The PRMMP shall also include a statement that any fossil lab or curation costs (if necessary due to fossil recovery) are the responsibility of the project applicant. In addition, a qualified paleontological monitor shall be on site during all ground-disturbing activities (including augering) below a depth of 5 feet in areas underlain by undisturbed Holocene young alluvium; below a depth of 3 feet in areas underlain by undisturbed alluvium and colluvium, undivided, and older alluvium; and below the depth of fill or disturbed sediments in Eocene units (Friars Formation or others encountered at depth). No paleontological monitoring is	Project Applicant; Qualified Paleontologist	Prior to commencement of any grading activity on site, and during all ground-disturbing activities	City of Santee Planning & Building Department	Prior to commencement of any grading activity on site, and during all ground-disturbing activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
necessary during ground disturbance within artificial fill or previously disturbed sediments, if determined to be present, or in areas underlain by early Cretaceous granitoid rocks. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt construction and/or divert grading activity in that area to allow recovery of paleontological resources by a paleontological monitor. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will allow grading to recommence in the area of the find.					
MM-GHG-1. Preparation of Project-Level Greenhouse Gas Impacts Analyses. For potential future development that proceeds before an update to the Sustainable Santee Plan is adopted, a site-specific greenhouse gas (GHG) analysis is required. The site-specific GHG analysis shall (1) demonstrate how the project would not conflict with the Sustainable Santee Plan Consistency Checklist, and (2) demonstrate how the project would not conflict with the latest California Air Resources Board Scoping Plan, applicable GHG reduction targets, and other applicable GHG reduction plans. The site-specific GHG analysis shall be completed to the satisfaction of the City of Santee Planning and Building Department. Potential measures to reduce GHG emissions from future development shall be for project approval, including, but not limited to, the following: Mobile Sources ▪ Provide electric vehicle charging infrastructure that meets or exceeds the most recent California Green Building Standards Tier 2 voluntary requirements. ▪ Provide bicycle parking facilities that exceed the most recent Title 24 Energy Code requirements.	Project Applicant	During subsequent project-level review, prior to discretionary approval by the City, for projects that proceed before an update to the Sustainable Santee Plan is adopted	City of Santee Planning & Building Department	During subsequent project-level review, prior to project approval for projects that proceed before an update to the Sustainable Santee Plan is adopted	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
▪ Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles that exceed the most recent Title 24 Energy Code requirements. ▪ Unbundle residential parking costs from property cost. ▪ Implement MM-TRA-1 and MM-TRA-2 as described in Section 4.15, Transportation. Area Sources ▪ Prohibit wood burning devices, natural gas fireplaces, and propane fireplaces in residential development. ▪ Replace gas powered landscape equipment with zero-emission landscape equipment. Energy Sources ▪ Require developments to use all-electric appliances and end uses. ▪ Require all applicant-provided appliances be Energy Star-certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). ▪ Encourage residential participation in existing demand response program(s). ▪ Install cool pavement. ▪ Provide battery storage that exceeds the most recent Title 24 Energy Code requirements. ▪ Encourage procurement of electricity from lower carbon intensity power supply. Water ▪ Adopt a water conservation strategy, which may include the following: - Installing low-flow water fixtures - Designing water-efficient landscapes - Reducing turf in landscapes and lawns Solid Waste					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
- Implement curbside recycling. - Implement green waste collection areas. - Implement an organics diversion program, which may include the following: - Providing outreach and education materials to encourage reducing the volume of organic waste sent to landfills - Providing clearly marked triple bin locations (waste, recycling, composting) Refrigerants - Use alternative refrigerants instead of high global warming potential refrigerants. - Reduce service leak emissions by requiring that all appliances be serviced by a qualified technician who must make a recovery attempt using refrigerant recovery or recycling equipment before opening the appliance to atmospheric conditions, in accordance with existing state and federal regulations. - Reduce operational leak emissions by requiring regularly conducted visual inspections to ensure no leakages occur. If a leak does occur, repairs must be made within 14 days of detection.					
MM-HAZ-1. Preliminary Hazardous Materials Evaluation. Prior to the issuance of a grading, demolition, or building permit, a preliminary hazardous materials evaluation shall be completed on the proposed building site(s) to evaluate for past uses and operations that may have resulted in use or releases of hazardous materials to the environment. This includes sites that are listed on an environmental regulatory database as either currently undergoing investigation or remediation or previously underwent investigation or remediation, as well as sites with current or former industrial or commercial operations that may have utilized hazardous materials for manufacturing	Project Applicant	Prior to issuance of a grading, demolition, or building permit	City of Santee Planning & Building Department	Prior to issuance of a grading, demolition, or building permit	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
or operations. Past and current uses of the proposed project site shall be evaluated, and the evaluation shall include review of historical aerial photographs, topographic maps, and regulatory files from permitting and environmental agencies with jurisdiction over the project site. The evaluation should be completed within 1 year of issuance of the grading, demolition, or building permits.					
MM-HAZ-2. Contamination Characterization and Management. Based on the findings of the preliminary hazardous materials evaluation completed as part of Mitigation Measure (MM) HAZ-1 and prior to the issuance of a grading, demolition, or building permit, sites with previously documented soil, soil vapor, and/or groundwater contamination cases that have been closed shall be reviewed by the City of Santee (City) to determine compliance with applicable regulatory standards for exposure limits based on the proposed land use (i.e., residential, commercial, industrial), as well as construction worker safety requirements. The applicant may be required to provide additional data (i.e., samples) and/or a health risk assessment to the City to demonstrate such compliance prior to the issuance of a grading or demolition permit. Avoidance. If sampling indicates soil contamination is identified above regulatory screening levels applicable to site development, development plans shall be prepared to avoid construction on or within areas of soil contamination, or where grading/excavation may result in disturbance of contaminated soils. If soil vapor contamination is identified above regulatory screening levels, project plans shall be designed to avoid placement of buildings on areas with identified soil vapor contamination. Soil Management Plan. If contaminated soils cannot be avoided, or if there is a chance that previously unidentified contaminated soils may be encountered, a soil management	Project Applicant; Qualified Environmental Professional; Construction Contractor	Prior to issuance of a grading, demolition, or building permit and during/following construction	City of Santee Planning & Building Department	Prior to issuance of a grading, demolition, or building permit and during/following construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
plan (SMP) shall be prepared by a qualified environmental consultant (i.e., a hazardous materials professional such as an environmental engineer, Professional Engineer, Professional Geologist, or other equivalent profession with appropriate experience with contaminated soil management during construction) that outlines the proper screening, handling, characterization, transportation, and disposal procedures for contaminated soils on site. It is recommended the SMP include, as appropriate, avoidance measures to allow construction of the project site to be completed without encountering contaminated soils. The SMP shall include health and safety and training procedures for workers who may come in contact with contaminated soils. The SMP shall be implemented by the project applicant or their designated contractor for all sites with confirmed and suspected contaminated soils. If the hazardous materials evaluation (MM-HAZ-1) identified the potential for underground storage tanks, wells, or other subsurface features, the SMP shall also include procedures for the identification and proper abandonment or protection of these features, as applicable, should any be identified during demolition and construction activities. The SMP shall include all applicable federal, state, and local regulations (including San Diego County Certified Unified Program Agency and San Diego Air Pollution Control District) associated with handling, excavating, and disposing of contaminated soils; the proposed disposal facility that will accept the contaminated soils; and appropriate procedures, notifications, permitting requirements, handling, and disposal requirements for decommissioning any underground storage tanks, wells, or other subsurface features. Soil Vapor Mitigation. If soil vapor impacts cannot be avoided, and if concentrations of contaminants in soil vapor are above applicable regulatory screening levels for the proposed project within the footprint of a proposed building or enclosed					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
structure, vapor mitigation measures shall be implemented in accordance with the State Department of Toxic Substances Control (DTSC) 2011 Vapor Intrusion Mitigation Advisory or the most current regulatory guidance at the time of the project. The construction contractor shall incorporate vapor mitigation design features into building plans that reduce potential vapor intrusion in buildings and enclosed structures within the planning area to below DTSC Screening Levels current at the time of the project. Vapor mitigation systems may be passive or active in nature, so long as they are designed to prevent vapor intrusion into buildings in accordance with applicable DTSC regulations at the time the systems are designed. The vapor mitigation design shall also include operations and maintenance (O&M) and a monitoring program to verify the functionality of the system in accordance with DTSC regulations applicable at the time the system is designed. Operation of the project shall maintain functionality of these features as required to continue protection from vapor intrusion. Following completion of construction and occupancy of the buildings, indoor air monitoring shall occur as outlined in the O&M procedures and per regulatory requirements to verify implemented measures are functioning properly and adequately mitigating vapor intrusion to below residential DTSC Screening Levels applicable to the project (residential or commercial/industrial). If indoor air samples reveal vapor intrusion occurring at levels above applicable DTSC Screening Levels, modifications shall be made, as necessary, to the designed system to improve the efficacy in reducing vapor intrusion to below applicable screening levels.					
MM-NOI-1. Construction Noise. If proposed construction activities are planned within the screening distances identified in Table 4.11-5 of the draft program environmental impact report for the City of Santee (City) Land Use Element Update,	Project Applicant; Acoustical/Noise Consultant;	Prior to issuance of a grading or building	City of Santee Planning & Building Department	Prior to issuance of a grading or building	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
applicants for future development projects shall submit a construction noise study to the Planning and Building Department for review and approval prior to issuance of a grading or building permit. The study shall include noise-reduction measures, if necessary, to ensure project construction noise will be in compliance with the City's Municipal Code and General Plan Noise Element standards. All noise-reduction measures approved by the City shall be incorporated into appropriate construction-related plans and implemented during construction activities. Potential noise-reduction measures may include, but are not limited to, the following: ▪ Installing temporary sound barriers for construction activities occurring adjacent to occupied noise-sensitive receptors. ▪ Equipping construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology. ▪ Limiting non-essential idling of construction equipment to no more than 5 minutes per hour. ▪ Implementing administrative controls, such as reducing operating time of equipment and/or prohibiting usage of certain equipment types within specified distances to the nearest occupied off-site property. ▪ Implementing engineering controls, such as changing equipment operating parameters or installing features that reduce equipment noise emission (e.g., upgraded engine exhaust mufflers). Temporary noise barriers may include suspended sound blankets, field-erected plywood sheeting, or comparable temporary solid or flexible barriers with a minimum sound transmission class rating of 25, installed to block line-of-sight between construction activities and sensitive receptors.	Construction Contractor	permit, and during construction		permit, and during construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
MM-NOI-2. Construction Vibration. For future development projects that utilize vibration-intensive construction equipment (e.g., pile drivers, jackhammers, vibratory rollers) within 500 feet of sensitive receptors, the project applicant shall submit a vibration impact evaluation to the City of Santee (City) for review and approval prior to issuance of a grading or building permit. The evaluation shall include a list of proposed construction equipment, associated vibration source levels, and a predictive analysis of potential project vibration impacts using Federal Transit Administration (FTA) guidance. If construction-related vibration is determined to exceed the FTA threshold of 0.2 inches per second peak particle velocity (PPV) or 80 velocity decibels (VdB) at vibration-sensitive uses, project-specific (e.g., suggested techniques per FTA or California Department of Transportation guidance) measures shall be required to ensure compliance with vibration standards. All project-specific measures approved by the City shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans, and building plans) and implemented during project construction. Examples of equipment vibration source-to-receptor distances within which impact evaluation should occur, based on FTA reference vibration information, include the following: ▪ Jackhammer – 23 feet ▪ Dozer, hoe-ram, drill rig, front-end loader, tractor, or backhoe – 42 feet ▪ Roller (for site ground compaction or paving) – 73 feet ▪ Impact pile-driving – 155 feet This mitigation measure shall remain in effect unless superseded by a Citywide groundborne vibration ordinance that establishes construction vibration standards and ensures project compliance with FTA thresholds for development projects within the Plan Area. If construction-related vibration is	Project Applicant; Acoustical/Noise Consultant; Construction Contractor	Prior to issuance of a grading or building permit and during construction	City of Santee Planning & Building Department	Prior to issuance of a grading or building permit and during construction	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
anticipated to exceed the FTA thresholds, the contractor shall issue written notice to all receptors located within the identified screening distances no later than 3 weeks before beginning any activities that involve the vibratory equipment referenced above. The notification shall specify the expected start date and the duration of daytime vibration-producing work. It should also advise recipients of the potential for vibration-related impacts, particularly for those that possess vibration-sensitive equipment. A contact phone number should be provided to property owners or occupants to report if they have vibration-sensitive devices. If a vibration-related complaint is received, a vibration monitoring plan shall be implemented within two working days to ensure levels are reduced to below 0.2 ips PPV or 80 VdB at the nearest receptor(s). A qualified vibration consultant shall prepare and oversee the monitoring program, which must be submitted to the Director of Development Services for approval. The monitoring plan shall describe the monitoring location, the type of instrumentation to be used, the methods for data collection and retention, and the procedures for reporting and addressing any exceedances. At a minimum, the program shall include the following measures: ▪ Conduct vibration monitoring during construction using a seismograph or comparable equipment capable of measuring and recording displacement, frequency, particle velocity, or acceleration at the residence closest to the construction zone. ▪ Utilize equipment fitted with vibration-dampening features or other modifications that help reduce vibration levels. ▪ Substitute non-vibratory equipment where feasible. ▪ Limit the simultaneous operation of multiple pieces of equipment to minimize cumulative vibration.					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
MM-TRA-1. Transportation Demand Management Measures. For development projects located in parcel clusters that were identified to have an impact related to vehicle miles traveled (VMT) under Mitigation Measure (MM) TRA-1, the City shall require that future projects are 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 ride-sharing programs ▪ Implement commute trip reduction marketing ▪ Implement school pool program ▪ Implement bike-sharing or micromobility program ▪ Provide local shuttle to connect visitors to different attractions throughout Santee Additional measures can be found in the California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures report (August 2010). Mitigation	Project Applicant	During subsequent project-level review, prior to discretionary approval by the City	City of Santee Planning & Building Department	During subsequent project-level review	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
measures should also be consistent with the City's Active Transportation Plan.					
MM-TRA-2. Project-Level VMT Analysis. For projects requiring discretionary review, if the proposed development does not meet any of the screening criteria outlined in the City of Santee (City) VMT Analysis Guidelines (April 13, 2022) or subsequently updated version, the applicant shall conduct a project-level vehicle miles traveled (VMT) analysis and identify VMT impacts associated with the proposed development. The project applicant shall reduce project-induced VMT impacts through implementation of VMT-reducing infrastructure and/or strategies that would mitigate the project's VMT-related impacts identified, but not limited to, measures from Mitigation Measure (MM) TRA-1, Transportation Demand Management Measures. Using applicable measures, the applicant shall prepare a Transportation Demand Management (TDM) Plan, which will be subject to the City's review and approval. No development shall proceed until the TDM Plan is deemed acceptable by the City.	Project Applicant	Prior to discretionary approval by the City	City of Santee Planning & Building Department	Prior to discretionary approval by the City	

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RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
APPROVING GENERAL PLAN AMENDMENT GPA-2025-0002 TO ADOPT THE
LAND USE ELEMENT UPDATE**

WHEREAS, Government Code Section 65300 et seq. requires each city to adopt and maintain a comprehensive General Plan to guide future physical development within its jurisdiction; and

WHEREAS, the Land Use Element is one of the required elements of the General Plan and establishes the City's long-term vision and policy framework for land use and development through the year 2045; and

WHEREAS, the City initiated the Land Use Element Update to comprehensively update the existing Land Use Element adopted in 2003 to reflect changes in community needs, State law, and planning best practices; and

WHEREAS, the City received funding through the San Diego Association of Governments (SANDAG) Housing Acceleration Program to assist with preparation of the Land Use Element Update, environmental review, and public outreach; and

WHEREAS, the City conducted an extensive public outreach program, including community events, neighborhood listening sessions, City Council briefings, online engagement opportunities, and public review periods, to solicit input throughout preparation of the Land Use Element Update; and

WHEREAS, on July 8, 2026, the City Council conducted a duly noticed public hearing to consider the Land Use Element Update, certified Program Environmental Impact Report ENV-2025-0009 pursuant to the California Environmental Quality Act (CEQA), and considered the Proposed Project together with the alternatives evaluated in the certified Program Environmental Impact Report; and

WHEREAS, following public testimony and City Council deliberation, the City Council directed staff to return with Alternative 4 – No Increased Density Alternative for adoption; and

WHEREAS, Alternative 4 updates the Land Use Element through revisions to goals, policies, implementation actions, and supporting text while retaining the City's existing land use designations and development intensities, incorporates Airport Land Use Compatibility policies into the General Plan, and includes revisions to the Areas for Special Study; and

WHEREAS, because Alternative 4 does not increase residential density or development intensity, approval by the voters of Santee pursuant to Measure N is not required; and

RESOLUTION NO. _____

WHEREAS, prior to taking action, the City Council reviewed and considered all information and data contained in the administrative record; and

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

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

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

SECTION 2: The General Plan Amendment (GPA-2025-0002) to adopt the Land Use Element Update is in the best interest of the public because it establishes a comprehensive framework to guide future growth, development, and land use decisions through the year 2045. The Land Use Element Update advances the City's long-term vision by providing goals, policies, and implementation actions that support housing opportunities, economic development, mobility, infrastructure planning, environmental stewardship, and community character.

SECTION 3: The Amendment promotes the goals and objectives of the General Plan and leaves the General Plan a compatible, integrated, and internally consistent statement of policies for the following reasons:

1. The Land Use Element Update includes text, maps, goals, policies, and implementation actions intended to guide future growth and development through the year 2045.
2. The Land Use Element Update is integrated and compatible with the remaining elements of the General Plan and does not conflict with implementation of existing General Plan policies and programs.
3. The Airport Land Use Compatibility policies improve consistency between local land use planning and the Airport Land Use Compatibility Plans for Gillespie Field Airport and Marine Corps Air Station Miramar.
4. The Land Use Element Update promotes orderly growth, efficient use of land and infrastructure, economic vitality, housing opportunities, environmental stewardship, and preservation of community character.
5. The Land Use Element Update is in the public interest and protects the health, safety, and welfare of the public by providing a long-range planning framework for future development within the City.

SECTION 4: The City Council certified the Final Program Environmental Impact Report (PEIR) for the Land Use Element Update. In considering GPA-2025-0002, the City

RESOLUTION NO. _____

Council has reviewed and considered the Final PEIR, CEQA Findings of Fact, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program, all oral and written comments received, and the entire administrative record.

The City Council hereby finds and determines that the Final PEIR adequately evaluates the environmental impacts associated with implementation of GPA-2025-0002.

SECTION 5: Based upon substantial evidence in the record, the City Council finds that none of the conditions described in State CEQA Guidelines Sections 15162 or 15163 requiring subsequent or supplemental environmental review have occurred because:

- a. No substantial changes are proposed that would require major revisions to the certified Final PEIR as there are no new significant environmental effects nor a substantial increase in the severity of previously identified significant effects;
- b. No substantial changes have occurred with respect to the circumstances under which the Project will be undertaken that would require major revisions to the certified Final PEIR; and
- c. No new information of substantial importance has become available showing any new significant environmental effects, substantially more severe impacts, feasible mitigation measures, or feasible alternatives that were not previously considered.

SECTION 6: The Land Use Element Update, attached hereto as Exhibit A, is hereby adopted as an amendment to the General Plan.

SECTION 7: The City Council directs staff to file a Notice of Determination with the San Diego County Clerk and the Governor's Office of Land Use and Climate Innovation within five (5) working days of approval.

SECTION 8: The documents and materials that constitute the record of proceedings on which these findings are based are located with the Planning and Building Department and the City Clerk at 10601 Magnolia Avenue, Santee, California 92071.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 12th day of August 2026, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

Attachment: Exhibit A – Land Use Element

LAND USE ELEMENT UPDATE

August 2026



Prepared for:

City of Santee
Planning and Building
Department
10601 Magnolia Avenue
Santee, California 92071



Prepared by:

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1 Introduction

Together with other General Plan elements, the City of Santee (City) Land Use Element guides development and provides a coordinated vision of how the city will evolve over the next 20 years, with a horizon year of 2045. More than any other element, the Land Use Element is comprehensive and most often used. It serves as the central long-range planning guide and identifies the permitted intensity, density, location, and type of development across the city, such as housing, businesses and employment, parks and recreation, and public facilities.

This Land Use Element was developed through robust community engagement to identify needs and aspirations for the future of the community. Section 1.5 of this element describes the public participation process in detail. This element builds upon the community's vision to support a vibrant local economy, enhance access along multimodal corridors, and promote housing affordability and livability.

The proposed land use plan focuses growth near the city's core, along major roadways, and near existing amenities such as parks and transit. This approach to land use will help create vibrant, walkable neighborhoods where people can live, work, shop, and recreate all within a short distance. While promoting these positive changes, the Land Use Element will also preserve the beloved character of the community by promoting development that is compatible with the city's established neighborhoods.

Successful implementation of the Land Use Element is intended to create a wider variety of living options to meet diverse community needs; improve transportation choices and accessibility; preserve and enhance parks and open spaces; support local businesses and job opportunities; and create a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses.

1.1 Housing Acceleration Program Grant

The Housing Acceleration Program, created by the San Diego Association of Governments, supports local jurisdictions in expanding capacity to produce housing and integrate it effectively within their communities.

Funded through the State's Regional Early Action Planning program, the Housing Acceleration Program provides grants for planning and capital projects that accelerate housing production, particularly in smart growth and mobility hub areas. The program is intended to facilitate implementation of key regional and state goals, including the 6th Cycle Regional Housing Needs Allocation and the Regional Plan Sustainable Communities Strategy, and to enhance local competitiveness for the California Department of Housing and Community Development Prohousing Designation Program.

The City was awarded Housing Acceleration Program grant funding for this Land Use Element Update to support infill and mixed-use development along key multimodal corridors near public transit and amenities. This effort facilitates land use and development patterns that reduce reliance on vehicle trips to access services and recreation by supporting alternative modes of transportation.

1.2 Related Plans and Documents

6th Cycle Housing Element

The City's 6th Cycle Housing Element, adopted in May 2022, outlines the City's strategy to meet its housing needs for the 2021–2029 planning period in compliance with state law. Its primary purpose is to ensure Santee can accommodate its share of the Regional Housing Needs Allocation by identifying adequate sites for housing, removing barriers to development, and promoting a variety of housing types for all income levels. The Housing Element includes a detailed community profile, analysis of housing constraints, and an inventory of available land and resources to support future residential development.

The Housing Element emphasizes infill development, mixed-use opportunities, and zoning updates to increase housing capacity, particularly near transit and services. The strategy aligns with broader regional goals by promoting compact, transit-oriented growth while addressing fair housing requirements and affirmatively furthering housing opportunities for all residents.

Other General Plan Elements

The Mobility Element is closely tied to the Land Use Element, as transportation infrastructure is necessary to support the City's planned land use patterns. Areas designated for increased density in the Land Use Element have been selected based on existing transportation infrastructure and planned upgrades designated in the Mobility Element and Active Santee Plan, as outlined below. These upgrades include enhancements to bike lanes and pedestrian walkways, aimed at improving access to alternative transportation modes and ensuring better connectivity for current residents and the additional residents that planned development may bring.

The City also relies on information and policies in the Safety and Environmental Justice, Noise, and Conservation Elements to protect public health, preserve natural resources, and promote equity in its land use decisions. The Land Use Element must be coordinated with each of these elements to ensure that new development avoids hazard-prone and conservation areas, mitigates noise impacts, provides equitable access to facilities and services, and avoids creating disproportionate impacts to vulnerable populations.

The Trails Element and Community Enhancement Element each support the Land Use Element's goals by promoting access to recreational amenities, enhancing the public realm, and fostering a sense of place. Trails connect neighborhoods to parks, schools, and commercial areas, enhancing walkability and active lifestyles. Meanwhile, community enhancement strategies—such as streetscape improvements, public art, and design standards—complement land use planning by creating vibrant, attractive, and livable environments throughout the city.

Active Santee Plan

The Active Santee Plan (2021) is the City's Active Transportation Plan. The plan focuses on enhancing the existing pedestrian and bicycle facilities and improving safety and identifies improvements to strengthen connectivity to key places such as schools, job centers, shopping areas, and parks.

The Active Santee Plan outlines projects to construct sidewalks, bicycle lanes, and multi-use paths in locations where gaps exist, creating a more continuous and connected active transportation network. Once completed, the network will support walking, rolling, biking, and other forms of mobility

throughout the city, particularly along major corridors and connecting to key destinations and amenities. The busiest corridor, Mission Gorge Road, will be connected with a multi-use path, appropriate for both cyclists and pedestrians, and buffered Class II bike lanes. Other primary corridors, such as Cuyamaca Street, Magnolia Avenue, and Mast Boulevard, will be provided with Class II bike lanes with segments of Class I and multi-use paths.

Together these improvements will facilitate more convenient, safer mobility for Santee residents to get around the city and to reach key destinations. These planned facilities will also promote alternative modes of transportation in areas identified in this Land Use Element for mixed-use development, as shown in Figure 1.1 through 1.4.

Town Center Specific Plan

The City originally adopted the Town Center Specific Plan (TCSP) in 1986 to guide development in its geographic core, transforming vacant land into a vibrant, people-oriented commercial, residential, and recreational area along the San Diego River. Central to the plan is the Arts and Entertainment District, envisioned as a cultural hub connecting surrounding land uses.

In 2025, the City completed a comprehensive update to the TCSP, incorporating community input and City Council workshops. Key updates included revised boundaries, five distinct neighborhoods, an updated land use matrix, objective design standards, a proposed transportation network, and streetscape enhancements. The plan supports a transit- and pedestrian-oriented Town Center that will serve as Santee's hub for housing, dining, civic uses, and cultural amenities.

Multiple Species Conservation Program Subarea Plan

The Multiple Species Conservation Program Subregional Plan is a long-term program that manages and protects land to support native plant and animal species within its plan area in perpetuity. The Multiple Species Conservation Program Subregional Plan is implemented through local Subarea Plans. The City has prepared a Santee Multiple Species Conservation Program Subarea Plan, which provides for the management and protection of habitat and identifies areas that will be conserved as permanent open space for preservation of habitats and species. Pursuant to the draft Subarea Plan, some areas in the southeast and southwest of Santee have been dedicated as conservation lands; a large portion of the northern, undeveloped area of Santee is intended to be dedicated as conservation lands under the Multiple Species Conservation Program.

1.3 Statutory Requirements

The land use element is a mandatory component of the general plan for all cities and counties in California. As required by California Government Code Section 65302(a), the land use element must designate the proposed general distribution, location, and extent of land uses for housing, business, industry, open space, public facilities, and other categories of public and private uses.

1.4 Local Measures

Measure N

In the November 2020 election, Santee voters adopted Measure N, an initiative measure that establishes a voter approval requirement for certain legislative actions that would increase or decrease residential density or otherwise intensify land use above current limits, as permitted by the General Plan and zoning. Measure N limits the ability to increase the residential density or intensity of a parcel without a citywide vote, unless such increases are required by state law.

Essential Housing Program Ordinance

Ordinance No. 592 establishes the Essential Housing Program, an urgency measure adopted by the City to address a local housing crisis. The ordinance aims to accelerate housing production and improve affordability in alignment with the City's 6th Cycle Housing Element (2021–2029). It declares a citywide housing emergency through June 30, 2029, and introduces a streamlined process for identifying qualifying residential and mixed-use housing projects as “Essential Housing Projects.”

1.5 Public Participation

The City conducted a series of outreach activities to engage the community and gather input on the Land Use Element Update. The feedback received from online survey responses provided location-specific preferences on topics such as housing, parks, and businesses. Interactions with community members at the three pop-up events provided a clear indication of community priorities and preferences for future development. The neighborhood listening sessions provided more specific, detailed input on opportunity areas and land use alternatives, solicited through focus-group and interactive discussions. Feedback received from each activity is summarized below. Table 1 lists the number of participants and comments received from each outreach activity.

- Online Mapping Activity No. 1 (April 12 to June 7, 2025): The 47 comments received on the map-based online survey indicated the community values Mast Park and other green spaces but wants improved safety, maintenance, and more recreational options, like skate parks and gathering areas. There is strong demand for local dining and revitalized retail, better traffic control, and recreation programs for youth and families. Opinions on housing are divided, with some advocating for new housing and others wishing to prioritize the preservation of existing housing. Concerns about homelessness, cleanliness, and fire safety are common, alongside a desire to strengthen local identity and community hubs.
- Bunny Trail Pop-Up (April 12, 2025): Nearly 100 participants provided around 170 comments. Community feedback emphasized the need for more local businesses, affordable housing, expanded parks, and enhanced community services. The event highlighted the community's desire to balance growth with Santee's family-oriented character.
- Neighborhood Listening Session No. 1 (May 21, 2025): This session brought together a diverse group of 11 community leaders and interested parties from sectors such as education, recreation, business, and social services. Participants shared insights on land use opportunities and constraints, with strong consensus around the benefits of mixed-use development, efficient use of parking, improved transit access, and enhanced walkability.

- Street Fair Pop-Up (May 24, 2025): Engaging over 100 participants and generating nearly 140 comments, this event reinforced themes from earlier outreach. Residents expressed support for local business growth, mobility improvements, affordable housing, and upgraded park amenities, while underscoring the importance of preserving Santee's small-town feel.
- Neighborhood Listening Session No. 2 (July 23, 2025): This small group listening session brought together three Santee community leaders from various sectors to discuss the Land Use Element Update and provide input on three land use alternatives, proposing various options of densities/intensities and geographic focus areas. Participants represented local businesses and a service provider. The discussion clarified priorities for an alternative that allows sufficient building height to enable feasible mixed-use development, incorporates pedestrian improvements and connections to the trails system, improves accessibility to services and facilities among older adults and families, and enables innovative site planning to "activate" the streetscape and frontages.
- Concerts in the Park Pop-Up (August 7, 2025): This event engaged more than 20 community members in dialogue about land use alternatives, resulting in 12 unique comments. Feedback indicated mixed opinions about density and building height: some community members preferred a higher-density alternative while others expressed concerns about potential impacts, such as parking and congestion challenges. Most participants had favorable opinions about mixed-use development so long as impacts were avoided or mitigated. Additionally, several participants requested features such as multi-use parks/public spaces and bicycle lanes to be part of mixed-use development.
- Online Mapping Activity No. 2 (August 6 to August 29, 2025): The second online survey received 28 responses concerning the three land use alternatives. Feedback generally supported the sentiments of the Concerts in the Park Pop-Up with additional detail and some location-specific input. Responses demonstrated broad support for the higher-density alternative (Alternative 3), emphasizing the need for higher-density housing near transit, redeveloping underutilized areas, and generating economic benefits. Some respondents preferred the lower-density alternative (Alternative 1) to preserve Santee's suburban character and manage traffic impacts. Still others suggested a hybrid approach between these two alternatives to balance redevelopment and community character.

In addition to these outreach activities, required public outreach and meetings have been conducted as part of the program environmental impact report. These activities included the following:

- Notice of Preparation Scoping Meeting (June 2025):
- Notice of Preparation Outreach to Various Agencies (June to August 2025):
- 45-day Public Review (March to April 2026):

Table 1. Comments Received

Outreach Activity	Number of Participants (approx.)	Number of Comments Received (approx.)
Online Mapping Activity No. 1	15	47
Bunny Trail Pop-Up	100	170
Neighborhood Listening Session No. 11	11	N/A
Street Fair Pop-Up	100	140
Neighborhood Listening Session No. 21	3	N/A
Concerts in the Park Pop-Up	20	12
Online Mapping Activity No. 2	21	28
Notice of Preparation Scoping Meeting	0	0
Total	270	397

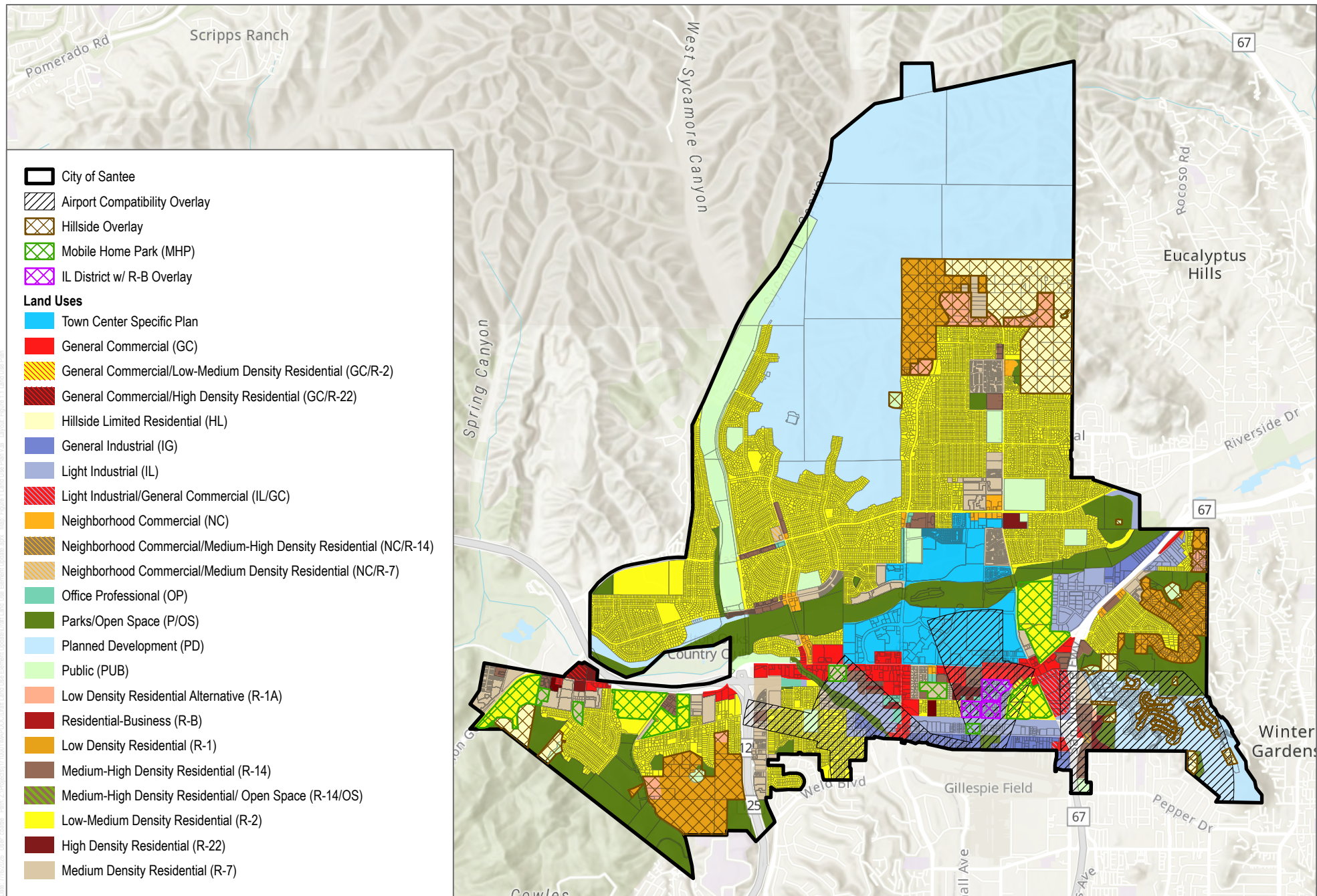
Notes: N/A = not applicable.

1 Neighborhood Listening Session No. 1 and No. 2 involved focus group discussions rather than comment responses.

2 Land Use Plan

This Land Use Element establishes a range of land uses designed to support a well-balanced mix of uses, including diverse housing choices, accessible transportation options, protected open spaces, local business opportunities, community-serving institutional uses, and a diverse employment base. Planned changes to existing land use focus on introducing new mixed-use and multifamily residential development.

Figures 1.1 through 1.4 below display the land uses within the city.



SOURCE: City of Santee 2026 (accessed)

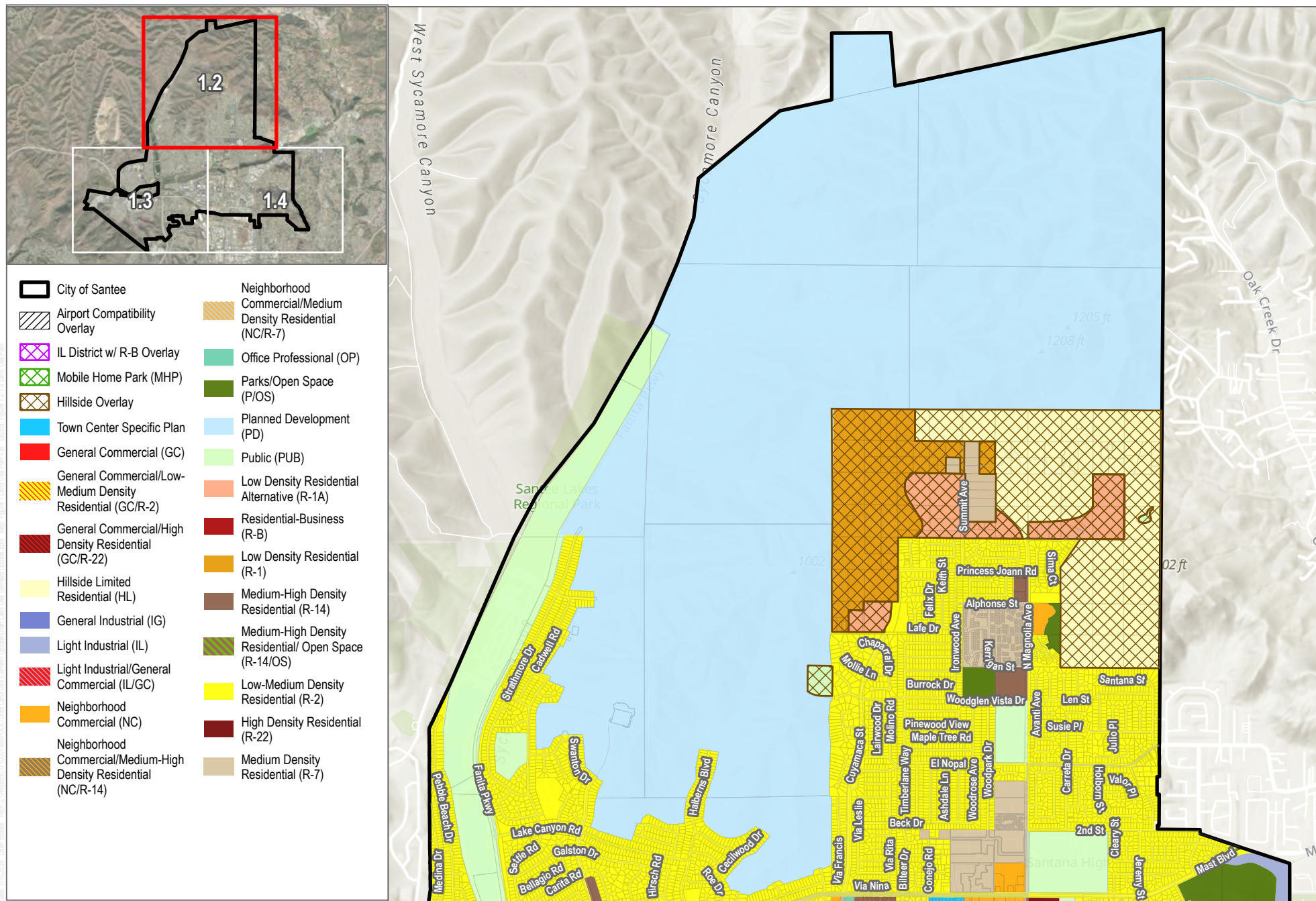
DUDEK



0 2,500 5,000 Feet

FIGURE 1.1
Land Use Plan - Citywide

Santee Land Use Element



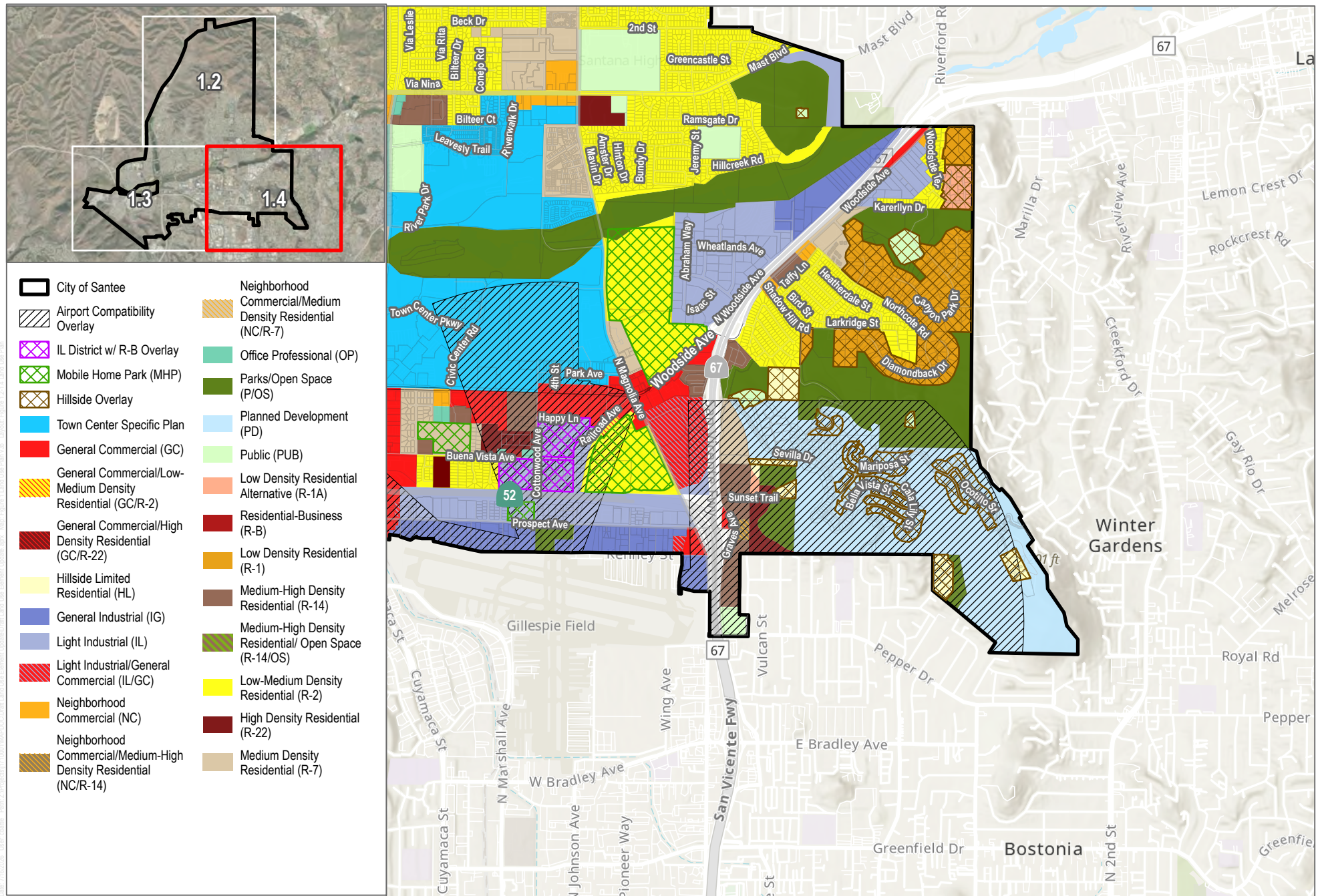
SOURCE: City of Santee 2026 (accessed)

DUDEK



0 1,300 2,600 Feet

FIGURE 1.2
Land Use Plan
Santee Land Use Element



SOURCE: City of Santee 2026 (accessed)

2.1 Land Use Designations

Land use designations describe the intended nature and character of land uses within each category. Residential land use designations provide density ranges expressed in dwelling units per acre. Santee's Zoning Ordinance (Title 13 of the Santee Municipal Code) establishes standards for each zone to ensure quality of development in the community.

Residential Uses

Hillside Limited Residential (HL): 0–1 dwelling units/acre

This designation is intended for residential development in areas that exhibit steep slopes, rugged topography, and limited access. Residential uses are characterized by large rural estate lots, with significant permanent open space area, consistent with the constraints of slope gradient, soil and geotechnical hazards, access, availability of public services, biological resources, and other environmental concerns. This designation has primarily been applied in the steeply sloped extreme southwestern and northeastern portions of Santee.

Low Density Residential (R-1): 1–2 dwelling units/acre

This designation is intended for residential development characterized by single-family homes on 0.5-acre lots or larger, which are responsive to the natural terrain and minimize grading requirements. This designation has been located in steeply sloped hillside and canyon areas in the southwestern, southeastern, northeastern, and north-central portions of Santee.

Low Density Residential (R-1A): 2–4 dwelling units/acre

This designation is intended for residential development characterized by single-family homes on average 10,000-square-foot lots or larger, which are responsive to the natural terrain and minimize grading requirements. This designation is intended to provide a transitional designation between areas of denser development in the R-2 designation and lower density, larger lot size development in the R-1 and HL land use designations.

Low-Medium Density Residential (R-2): 2–5 dwelling units/acre

This designation is intended for residential development characterized by single-family homes in standard subdivision form (6,000-square-foot lots). It covers the largest portion of Santee planned for residential uses and is usually found in areas of generally level topography. It is intended to include mobile home parks in Santee that may exhibit a slightly higher gross density.

Medium Density Residential (R-7): 7–14 dwelling units/acre

This designation is intended for a wide range of residential development types, including attached and detached single-family units at the lower end of the density range and multifamily attached units at the higher end of the density range. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently serviced by neighborhood commercial and recreational facilities. This designation has been located along Mission Gorge Road, Magnolia Avenue, Woodside Avenue, and Fanita Drive.

Medium-High Density Residential (R-14): 14–22 dwelling units/acre

This designation is intended for residential development characterized at the lower end of the density range by multifamily attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities, and be located in close proximity to major community facilities, business centers, and streets of at least major capacity. This designation has been located along Mission Gorge Road, Magnolia Avenue, Mesa Road, and Woodside Avenue.

High Density Residential (R-22): 22–30 dwelling units/acre

This designation is intended for residential development characterized by apartment and condominium buildings. It is intended that this category utilize innovative site planning and building design (including three-story buildings) and incorporate on-site recreational amenities and open space. This designation has been applied in areas in proximity to major community facilities and services, transit facilities, and major streets.

Urban Residential (R-30): 30–36 dwelling units/acre

This designation is intended for residential development characterized by mid-rise apartment and condominium development typical of urban development at higher densities than R-22. This designation is intended for architecturally designed residential development, up to four stories, with parking facilities integrated in the building design. Areas developed under this designation would be located in proximity to major community facilities, commercial and business centers, and streets of at least major capacity. Development amenities would include on-site business centers, fitness and community rooms, and indoor and outdoor recreation facilities. Site design would implement pedestrian-friendly design concepts, including separated sidewalks, landscaped parkways, traffic calming measures, and enhanced access to transit facilities and services. Measures that reduce energy and water consumption are required. New development in this zone is required to meet the minimum density of the zone.

Commercial/Office Uses

Neighborhood Commercial (NC)

This designation includes neighborhood shopping centers and small convenience centers, which provide for a range of necessary day-to-day retail goods and services required by residents in the immediate vicinity. It encourages concentrated and consolidated shopping opportunities, including, but not limited to, personal services, food and convenience stores, eating and drinking establishments, gas stations, banks, and other neighborhood-serving uses. Office and professional services are intended under this category as uses that are secondary to the other neighborhood-serving commercial uses. This category has been distributed throughout Santee along major travel routes to provide adequate neighborhood shopping opportunities.

General Commercial (GC)

This designation provides for commercial areas with a wide range of retail and service activities. Intended uses include community shopping centers, department stores, restaurants, financial institutions, automotive uses, and other specialized services. This designation encourages the grouping of commercial outlets into consolidated centers. Appropriate areas to be established with general commercial activities should have direct access to major roads, prime arterials, or freeways.

Office Professional (OP)

This designation is provided in close relationship to general commercial facilities. It is intended for the encouragement of high technology, medical, dental, law, or other professional offices, which are located and designed as consolidated complexes. Commercial uses contemplated as part of this category include business support services and support restaurant and medical services.

Industrial Uses

Light Industrial (IL)

This designation establishes light industrial areas where uses such as fabricating, assembly, research and development, electronics, low-intensity warehousing, and other similar industrial uses are appropriate. All work and related activity, including materials and equipment storage, is intended to be conducted specifically within enclosed facilities to reduce adverse impacts on adjacent uses.

This land use is appropriate as a buffer between the general industrial areas and non-industrial uses and where the site is visible from residential areas or major transportation routes. Special landscaping, enclosures, and other site development standards are appropriate. Outdoor storage may be allowed in specific circumstances where, through the discretionary review process, it is demonstrated that adequate screening and buffering of the outdoor storage area can be achieved to eliminate any adverse impacts on adjacent uses and maintain visual qualities of the area.

Industrial park development is intended on larger parcels to create distinct districts containing light industrial compatible offices and support uses. Such areas should have adequate off-site access to major transportation facilities, as well as an efficient internal circulation system of industrial streets.

General Industrial (IG)

The General Industrial designation allows for a wide range of industrial activities, which include manufacturing, wholesale distribution, large storage areas, and other non-hazardous industrial uses. Areas developed under this designation should be located with direct access to major roads or freeways and/or be located in areas not suitable for residential use due to air safety, drainage improvement needs, or similar land use constraints, such as the Gillespie Field area.

Public Services and Facilities Uses

Parks/Open Space (P/OS)

This designation determines areas of permanent open spaces, biological resource protection, parks, and/or areas precluded from major development because of land use constraints, such as airport safety zones and established floodways. Recreational uses, such as golf courses with customary support facilities, are considered appropriate within these areas. Agricultural uses and sand extraction operations may, under special conditions, be allowed under this designation.

Public (PUB)

This designation indicates areas owned and maintained by public or publicly controlled agencies, such as school districts, Padre Dam Municipal Water District, utility companies, and other municipal agencies. Appropriate uses for this designation include schools, the Santee Recreation Lakes, Padre Dam Water Storage and Treatment facilities, freeway rights-of-way, utility substations, and other public service uses.

Other Uses

Planned Development (PD)

This designation provides for mixed-use development potential, including employment parks, commercial uses, recreational uses, and various densities of residential development pursuant to a development plan and entitlements being approved by the City Council. This designation is intended for select properties within Santee where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high-quality development in a manner that may not be possible under standard land use designations and their corresponding zones. While the Planned Development designation does not, in itself, limit the extent or mix of development to occur, other provisions within the General Plan may do so for particular properties. All development that takes places pursuant to the Planned Development designation shall be consistent with the General Plan.

Town Center (TC)

This designation is intended to provide Santee with a mixed-use activity center that is oriented toward and enhances the San Diego River. This designation shall be developed in accordance with the TCSP, including community commercial, civic, park/open space, and residential uses. The intent of the TCSP is to provide the City with detailed land uses and appropriate development regulations that are consistent with the General Plan.

Overlay Zones

Mobile Home Park Overlay District

The Mobile Home Park Overlay District is intended to establish regulations for the development, maintenance, and conversion of mobile home parks within Santee.

Hillside Overlay District

The purpose of the Hillside Overlay District is to maintain natural open space character, protect natural landforms, minimize erosion, provide for public safety, protect water and flora and fauna resources, and establish design standards to provide for limited development in harmony with the environment.

Mixed-Use Overlay District

The purpose of the Mixed-Use Overlay District is to provide the option to include complementary ground-level commercial uses in conjunction with Urban Residential (R-30) development. The mixed-use overlay encourages innovative and attractive development to promote smart growth principles through the vertical integration of complementary land uses, which can take advantage of mutual site planning and public service requirements and which increases the economic viability of development. Complementary commercial uses include professional and personal services.

Art and Entertainment Overlay District (Town Center Specific Plan)

The Art and Entertainment Overlay District is intended to support tourism and attract commercial, educational, and recreational uses, including a future theater and hotel, within portions of the Santee Town Center.

Residential Business Overlay District (RB)

This designation is intended to allow for single-family residential use, compatible low-intensity commercial and office use, or a combination of residential/non-residential uses within existing residences and auxiliary structures. It is intended to encourage a mix of appropriate land uses within transitional neighborhoods that are adjacent to more intensive commercial, office, and industrial areas. Low-intensity commercial and office uses that would not result in significant land use compatibility impacts but that would be greater than that which would be permitted through home occupation regulation would be allowed.

Airport Compatibility Overlay

The Airport Compatibility Overlay restricts residential densities and non-residential intensities consistent with the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). In areas where another overlay or land use designation allows densities or intensities that are inconsistent with the Gillespie Field ALUCP criteria, the ALUCP criteria supersede.

Areas for Special Study

The following development guidelines for the Fanita Ranch, Rattlesnake Mountain, and Carlton Oaks planned developments, designated as Planned Developments (PD) on Figure 1 Land Use Plan, provide a framework to ensure that these unique and significant areas will be developed and preserved with:

1. Standards of quality for community appearance and function;
2. Compatibility of development of land and structures that ensures public health, safety and welfare; and
3. Policies that minimize grading, preserve significant biological resources, preserve ridgelines and view corridors, and provide for recreational amenities.

Fanita Ranch - The Fanita Ranch planned development will be developed in a manner consistent with the Guiding Principles described below:

1. The Planned Development may include a comprehensively planned, high architectural quality business or office park. The business or office park shall include such uses as research and development, high technology uses, medical complex, executive headquarters or other similar office or business uses.
2. The Planned Development shall include a community focus (Fanita Center) which includes provisions for public parks, commercial development and institutional uses such as schools, fire station, branch library or branch post office.
3. The plan shall contain a mix of house sizes on lot sizes distributed as follows:
 - 6,000 sq. ft. lots – 20 percent of total lots
 - 10,000 sq. ft. lots – 20 percent of total lots
 - 20,000 sq. ft. lots – 60 percent of total lots or greater

4. The Land Use Plan, Administrative Plan, Circulation Plan, Trails and Open Space Plan, and Illustrative Site Plan shall be sensitive to the natural open space and the preservation of existing natural major land forms. The purpose of this requirement is to protect the major ridgeline and viewshed amenities, to minimize erosion, provide for public safety, protect natural resources and to establish site specific design standards which provide for development in harmony with the environment. The planned development will utilize contour grading techniques which are consistent with these objectives while providing opportunities for creative product design.
5. Other than within the northeastern sector of the site, the General Plan guidelines for hillside development should be used as the basis of the planned development's conceptual grading. Consideration may be given to permit grading of isolated steep slopes or along transition edges of steep slopes. Mass terracing should be avoided in favor of individual pad grading, wherever possible.
6. The plan may consider alternative residential design and grading requirements which are sensitive to the existing topography and out of the City's viewshed.
7. A southern portion of Fanita Ranch, primarily southerly of the SDG&E power line, shall be identified as a regional park and contain no less than 400 acres.
8. The Planned Development should, subject to population demand, contain mini-parks, neighborhood parks, and two community parks. Dedication of a Sports Park, (accessed by Carlton Hills Boulevard), to the City of Santee will fulfill the requirements of one community park.
9. The plan may contain a championship level, minimum 6,800-yard, par 70-75, 18-hole golf course, including support facilities. A hotel/conference complex may be included in conjunction with the golf-course facility. An alternative plan may also be designated which, in lieu of a golf course and hotel/conference facility, includes a recreational facility based around a man-made lake, and which is approximately 200 acres in area.
10. The Planned Development shall include the extension of Fanita Parkway along the western boundary of the property.
11. The Planned Development shall include the extension of Cuyamaca Street into the site, connecting with Fanita Parkway.
12. Additional circulation facilities for the planned development areas shall be considered. The traffic and phasing analysis shall specifically address the following elements:
 - a. Extension of Magnolia Avenue north and west to connect with Cuyamaca Street extension.
 - b. The provision of a connecting road between the project and State Route 67.
 - c. The extension of Carlton Hills Boulevard from its present terminus northward through the site to the developed area.
 - d. The participation in and extension of Mast Boulevard east and/or west to connect with State Highways 67 or 52 and Mission Gorge Road.
 - e. A four-lane surface street (Fanita Parkway) along the western boundary.

13. The Planned Development shall include a Comprehensive Trails Element designed to link with the proposed trails outside the Fanita Ranch, which is consistent with the objectives and standards set forth within the City's adopted Trails Element to the General Plan. Access to Sycamore Park shall be provided to Santee residents.
14. The Planned Development shall include a Comprehensive Implementation Element which shall consist of:
 - 1) A cost revenue assessment.
 - 2) Identification of required public improvements.
 - 3) A phasing plan for the public improvements and land use.
 - 4) A financing plan for the public improvements.
 - 5) A Development Agreement or equivalent in the Conditions of Approval.

Regarding phasing, all public improvements and land uses shall be phased according to detailed phasing plan as mentioned above (14.3). Public improvements shall be constructed prior to or simultaneously with their projected need. The plan shall contain performance standards or other measurements for determining the timing for all public improvements. Performance standards may include any appropriate means of measurement to determine when a given public improvement is deemed necessary by the City. Private land uses shall be phased to ensure that land uses deemed desirable by the City (i.e. golf courses, estate units, executive units, etc.) will be included within the earliest phases of the Fanita Ranch.

15. The Fanita Ranch area shall not be subdivided (except for the Sports Park property) until a Planned Development is adopted by the City of Santee.
16. To ensure that proposed development is appropriate for a given, site, the Planned Development shall contain schematic or illustrative development plans which show prototype circulation systems and residential product types for each area designated by residential development.

Rattlesnake Mountain - The following represents the required development guidelines for the Rattlesnake Mountain. These guidelines are only in effect if the properties are comprehensively planned, entitled, and developed. If any or all of these properties are individually planned, entitled, and developed, then the development of those properties shall be consistent with the underlying zone.

1. Development of this area shall be consistent with adopted Santee Subarea Plan and Implementing Agreement
2. The plan shall include a comprehensive public trail system
3. Single family development shall include the following:
 - 20,000 sq. ft. lots – minimum 30% of the total lots
 - 10,000 sq. ft. lots - minimum 30% of the total lots
 - 6,000 sq. ft lots – maximum of 40% of the total lots

4. Development standards for all development shall be consistent with the Santee Zoning Ordinance.
5. Condominium development (up to a density of 14 – 22 dwelling units per acre) may be developed on the “Ennis” properties (APN: 384-120-31,62 and 63). If single family homes are to be constructed on this property, then their design, and the mix of lot sizes, shall be consistent with all other provisions of these guidelines.
6. A minimum of 60% of all units in the development must be single family homes on at least 6,000 sq. ft. lots.
7. The project shall be phased to ensure single family homes are constructed in conjunction with, or prior to, any condominium development.
8. A comprehensive Maintenance District shall be established for the maintenance of all common landscaping and storm water management facilities.
9. Support or accessory commercial, including eating establishments, of no more than 4 acres in size, may be considered in conjunction with the residential development. Prior to construction of any such commercial, the developer must demonstrate to the satisfaction of the Director of Development Services that tenants consistent with the Neighborhood Commercial district are viable at that location.
10. A public mini-park, located to maximize views of the surrounding region and at least one acre in size, shall be included within the project. The mini-park shall include, at a minimum, picnic and seating facilities, a walking \ bike path and usable lawn area. The park shall be developed entirely at the expense of the developer.
11. Hillside development standards and techniques are required, including:
 - limited street widths and limited on-street parking
 - use of sidewalks only where appropriate
 - limited street lights
 - use of contour grading and individual lot pads in 10,000 s.f and 20,000 s.f. lot areas to maximum extent possible. Home sites should be sited in consideration of the natural topography. It is acknowledged, therefore, that graded pads for these homes may be limited in size.
12. Custom home designs (i.e. – each home individually unique) shall be used for all 10,000 square foot and above lot sizes.
13. All development shall feature the use of the highest quality architecture.
14. Acknowledgement that this entire Planned Development, including the multiple family component, is intended as a high end, exclusive development with unique design characteristics, amenities and decorative entry features.

Carlton Oaks Country Club - The Carlton Oaks Country Club property will be developed according to a master development plan, consistent with the Guiding Principles described below.

1. The development of the Carlton Oaks Country Club property should focus on mixed use recreation-related development which is oriented towards, and enhances the San Diego River, and is related to other recreation areas within the City.
2. The property should be focused on a high-quality resort and recreation-related uses. Any residential uses should be accessory, and related to the primary recreation use.
3. Ancillary uses, such as restaurants, retail uses, or hotels shall be allowed by Conditional Use Permit if such uses are determined to be ancillary to the existing or planned resort and recreation facilities.
4. Use of the site should orient to, and be compatible with the San Diego River.
5. Development should respect the river environment, including protection of the riparian habitat and protected species.
6. Development should protect natural drainage, and ensure protection of water quality.
7. A multipurpose, public trail shall be provided on the property on the north side of the San Diego River, linking with existing and planned trails to the east and west of the site.

2.2 Land Use Inventory

The land use inventory presented in Table 2 represents the current state of land use across Santee according to broad land use categories, such as single-family residential, office, and parks and open space, among others. These land uses do not reflect zoning regulations or planned land uses; rather, they describe the current use of land in Santee, including vacant land. As such, this land use inventory provides a snapshot in time—the result of decades of building and development.

Over half of Santee's total land, and more than three-fourth of developed land, is dedicated to single-family residential, parks and open space, and transportation, which includes roads and other transportation infrastructure. As for this land use inventory, no mixed-use development (i.e., combined residential and commercial) has been built. Many acres of land remain undeveloped, particularly in the northern portion of Santee.

Table 2. Land Use Inventory

Land Use ¹	Developed Acres ²	Percent
Developed Land		
Single Family	2,420	23
Multifamily	292	3
Mobile Homes	298	3
Other Residential	56	1
Agriculture and Extractive Industrial	0	0
Industrial	269	3
Commercial and Public Services	484	5
Office	28	<1
Schools	235	2
Transportation	1,283	12
Parks and Open Space	1,797	17
Military	0	0
Mixed Use	0	0
Other	100	1
Vacant Land		
Vacant Developable Acres	1,932	18
Constrained Acres ³	1,359	13
Total Acres	10,553	100

Source: SANDAG (San Diego Association of Governments). 2022. "Regional Growth Forecast with Sustainable Communities Land Use Pattern." Appendix F in *San Diego 2025 Regional Plan*. <https://www.sandag.org/-/media/SANDAG/Documents/PDF/regional-plan/2025-regional-plan/chapters-and-appendices/2025-regional-plan-appendix-f.pdf>.

Notes:

- ¹ The land use categories focus on the built environment and therefore do not correspond to the land use designations in the following section.
- ² As of 2022.
- ³ Vacant land not available for development due to physical, public policy, or environmental constraints

3 Airport Land Use Compatibility

Land uses within Santee must be compatible with the Gillespie Field Airport, which lies directly south of the city's southern boundary, and the Marine Corps Air Station (MCAS) Miramar, which is approximately 7 miles west of the city boundary with overflight and airspace protection areas that extend into the central portion of the city.

3.1 Gillespie Field Airport

The Gillespie Field ALUCP contains policies and criteria applicable to the City and to landowners considering new development, including the compatible types of residential and non-residential development in certain Safety Zones and noise contours surrounding the airport. The Airport Influence Area establishes the area in which noise, overflight, safety, and airspace protection factors may affect or limit land use. Within this, Review Area 1 concerns noise and safety factors while Review Area 2, which extends beyond Review Area 1, concerns airspace protection, height of structures, and overflight notification. The City will review all development projects within the Airport Influence Area to ensure consistency with the ALUCP.

Each of the six Safety Zones, which are within Review Area 1, overlap with the southern portion of the city, particularly Safety Zones 4 and 6. Each Safety Zone includes criteria for permitted residential density and non-residential intensity, presented in Table 3. Mixed-use development projects must meet both residential density and non-residential intensity criteria. Figure 2 provides a map of Safety Zones. Details regarding allowed and conditional uses are provided in the Gillespie Field ALUCP.¹

¹ San Diego County Airport Land Use Commission. 2010. *Gillespie Field Airport Land Use Compatibility Plan*. Accessed July 2025: <https://www.cityofsanteeca.gov/planning>

Table 3. Gillespie Airport Safety Zones Land Use Compatibility Safety Zones

	Maximum Residential Density ^a (dwelling units per gross acre) ^b	Maximum Non-Residential Intensity ^a (people per gross acre) ^b	
		Without Risk Reduction Measures ^e	With Risk Reduction Measures ^e
1	0	0	0
2	0 ^c	70	105
3	16 ^{d, e}	130	260
4	20 ^{d, e}	130	260
5	0 ^c	200	400
6	No limit	No limit	No limit

Notes:

- ^a Consult Gillespie Field ALUCP Table III-2 for further criteria and applicable policies, including the compatibility of specific non-residential uses.
- ^b Table figures may be increased by 20 percent for net acres. Lot coverage allowance ranging from 0 to 100 percent also applies to all conditional non-residential uses.
- ^c No dwelling units may be located within Zone 2 or 5 except for accessory buildings or structures; however, dwelling units may be located on a parcel that overlap with these zones, provided the dwelling units are not located within the portion of the parcel that is within these zones.
- ^d Consult Chapter 3 of the ALUCP. Project sites proposing five or more dwelling units per gross acre have units-per-single-acre clustering limits specified per density ranges (≥ 5 through ≤ 13 ; ≥ 14) and by the zone in the ALUCP.
- ^e The geographic center of project sites of 14 or more dwelling units per gross acre must be within 0.25 miles of a four-lane divided highway, golf course, or other public "open land." For project sites of 10 gross acres or more proposing a density of 5 or more dwelling units per gross acre, at least 15 percent of the project area must qualify as "open land" with attributes as defined by the ALUCP and at the rate of one "open land" for every 10 acres.
- ^f Consult Table III-2 of the ALUCP. Buildings that incorporate risk reduction design features are allowed maximum usage intensities, as well as a corresponding increase in floor area ratio (FAR), subject to approval during structural permit review.

In addition, new developments within higher noise level contours are required to reduce internal building noise to acceptable levels using construction methods. The ALUCP outlines acceptable noise exposure levels, measured in decibels and Community Noise Equivalent Level, for various land uses, as shown in Table 4. Figure 3 displays ALUCP noise contours.

Table 4. Gillespie Airport Noise Land Use Compatibility

Outdoor Noise Level (dB CNEL Contours)	Indoor Noise Level (Attenuation Standard)	Compatible Uses with Noise Attenuation
60–65	45	Residences (not infill), child schools, adult, adult schools, libraries, places of assembly, child and elder care facilities, lodging
65–70	45	Infill residences ¹ , places of assembly, adult schools, lodging
65–70	50	Offices, clinics, laboratories, retail, bars and restaurants, theatres, personal services, fitness and recreation facilities
70–75	50	Offices, clinics, laboratories, retail, bars and restaurants ² , theatres, personal services, fitness and recreation facilities, wholesale ³ , manufacturing ³ , research & development ³ , warehouses and indoor storage ³

Notes: dB= decibel; CNEL = Community Noise Equivalent Level.

¹ Infill residences are not permissible within Safety Zones 2 or 5 other than for single and accessory dwelling units on individual lots without subdivision; see ALUCP 2.11.1.

² Outdoor dining and drinking areas are not permissible in contours above 70 dB CNEL.

³ Noise attenuation applies only to office, retail, or other indoor components rather than entire use.

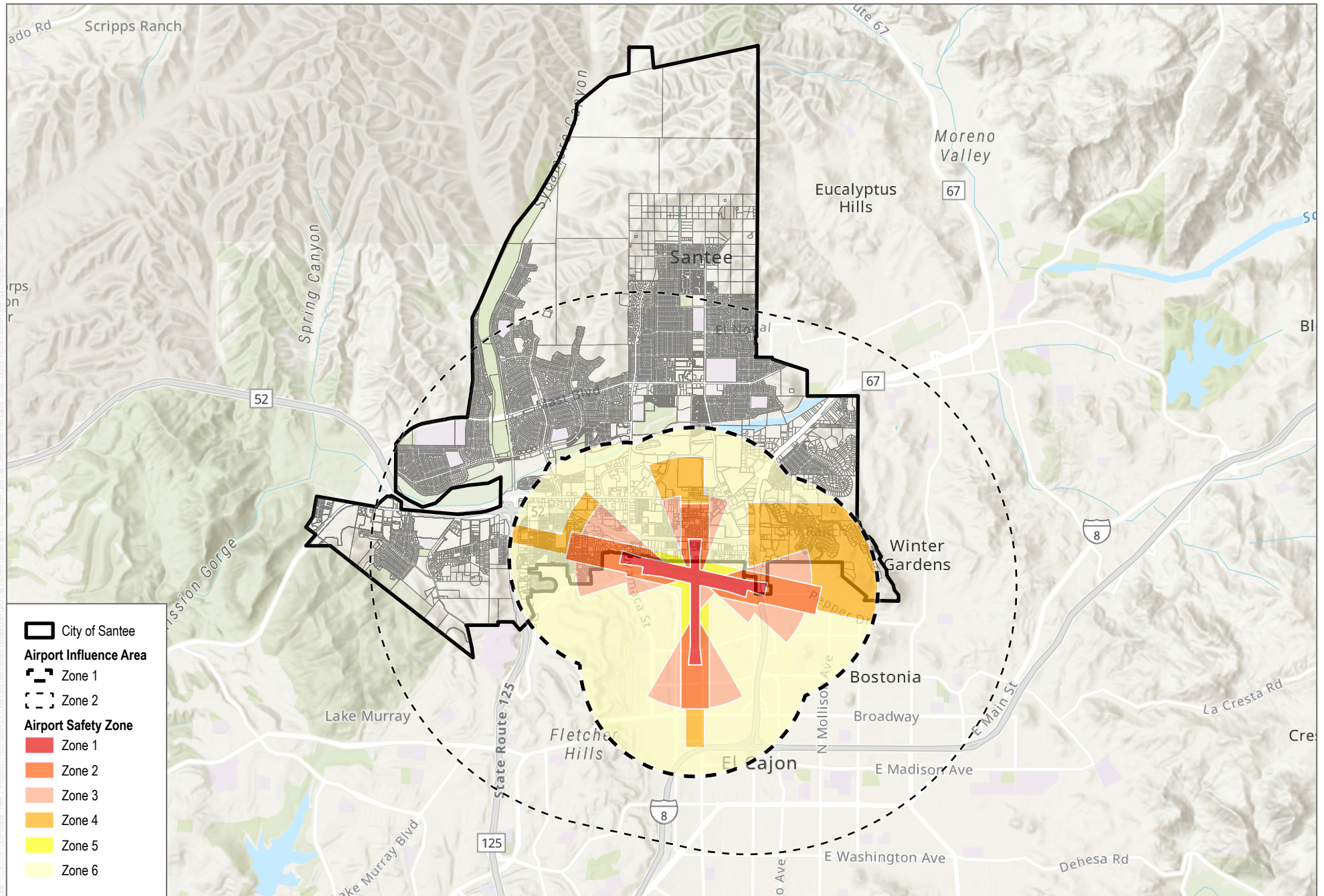
3.2 Marine Corps Air Station Miramar

The MCAS Miramar ALUCP Review Area 2 includes overflight and airspace protection areas that fall within the city boundary. MCAS Miramar ALUCP criteria limit structure height, particularly in areas of high terrain. As such, only projects with heights that conflict with ALUCP Review Area 2 criteria are subject to Airport Land Use Commission review, specifically structures that constitute a hazard or obstruction to air navigation. This determination is made using Title 14 of the Code of Federal Regulations, Chapter 1, Subchapter E, Part 77. Potential hazards or obstructions to air navigation include the following:

- Structures in a High Terrain Zone that exceed 35 feet in height

- Structures or objects that create electrical or visual hazards (such as bright or neon lights) or that cause an increase in attraction of birds or other wildlife (such as a body of water)

No land use changes included in this Land Use Element are expected to result in structures that constitute such hazards. Nonetheless, the City will review all development projects within MCAS Miramar Review Area 2 to ensure consistency with the ALUCP.



SOURCE: City of Santee

DUDEK

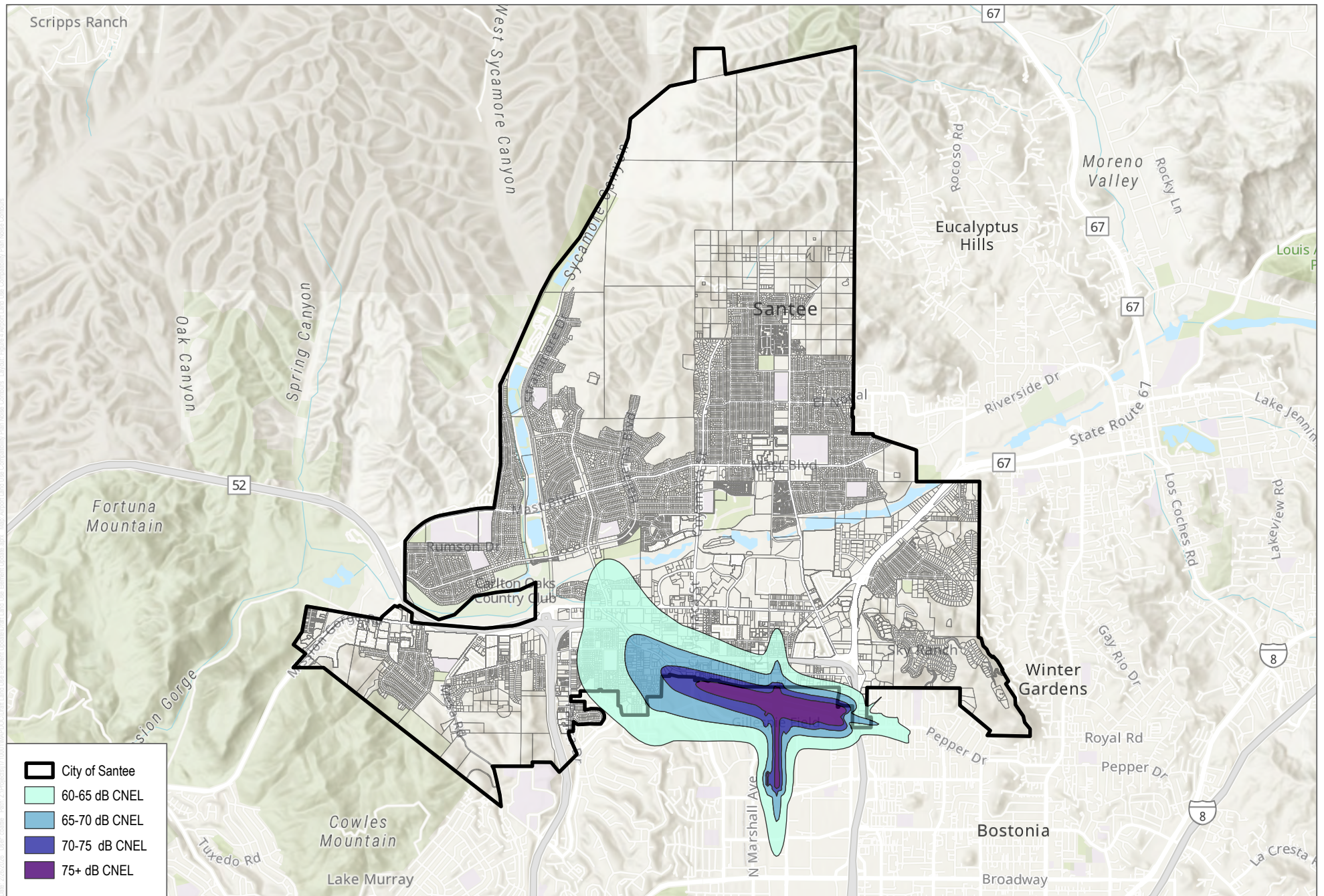


0 3,300 6,600 Feet

FIGURE 3

Airport Land Use Compatibility Plan Safety Zones

Santee Land Use Element



SOURCE: City of Santee

DUDEK



0 2,650 5,300 Feet

FIGURE 4

Airport Land Use Compatibility Plan Noise Contours

Santee Land Use Element

4 Goals, Policies, and Actions

The following goals, policies, and actions establish the framework for achieving the vision and objectives of this Land Use Element. Goals describe desired outcomes, policies provide direction for consistent decision-making, and actions outline practical steps for achieving results.

Goal LU-1. A vibrant city with a mix of land uses that offer a wide range of choices to live, work, shop, and play.

Policy LU-1.1. Promote a well-balanced and functional mix of residential, commercial, industrial, open space, recreation, and civic uses.

Policy LU-1.2. Encourage growth near the city's core, along major roadways, and near existing amenities, such as transit and recreational facilities.

Policy LU-1.3. Encourage a diverse mix of commercial uses, including shopping, dining, entertainment, and office, that provides a strong local employment base.

Policy LU-1.4. Promote family-friendly commercial uses, particularly in key areas such as Santee Trolley Square.

Goal LU-1 Implementation		
Action	Lead Agency	Timeframe
Complete a review of the City's zoning regulations to identify any regulatory barriers to family-friendly businesses, such as bookstores, play cafés, and kid-oriented retail.	Planning and Building Department	Short-term (1–2 years)
Create promotional and marketing materials to attract family-friendly businesses to key areas such as Santee Trolley Square.	City Manager's Office (Marketing)	Mid-term (3–5 years), Ongoing
Expand the City's Active Projects dashboard to include tracking of development trends, land use mix, and employment growth in designated corridors and hubs.	City Manager's Office (IT Department) with Planning and Building Department	Ongoing

Goal LU-2. A safe and affordable range of housing types at varying locations to meet diverse living needs.

Policy LU-2.1. Promote the use of innovative site planning techniques that contribute toward the provision of a variety of residential and mixed-use styles and designs.

Policy LU-2.2. Encourage the development of higher density residential communities in areas close to the multimodal transit station and along major road corridors where transit and other convenience services are available.

Policy LU-2.3. Encourage new mixed-use, mixed-income development to provide housing units affordable to various income levels, including extremely low and low-income, in accordance with the objectives, policies, and programs of the Housing Element.

Policy LU-2.4. Ensure no net loss of affordable housing units through mixed-use development, in accordance with the objectives, policies, and programs of the Housing Element.

Policy LU-2.5. Support the development of housing that meets universal design standards to accommodate residents with varying mobility and sensory needs.

Goal LU-2 Implementation		
Action	Lead Agency	Timeframe
Develop informational and promotional materials to expand awareness of state and local incentive programs for affordable and transit-oriented housing development.	Planning & Building Department	Ongoing
Create and publish a design toolkit for developers based on the Supplemental Design Guidelines (Section 5.5 of this Land Use Element), to be distributed and utilized during pre-application meetings.	Planning & Building Department	Short-term (1–2 years)
Establish a “No Net Loss” tracking system for affordable housing units, integrated with Housing Element monitoring.	Planning & Building Department	Ongoing

Goal LU-3. Community services and facilities that are safe, accessible, and responsive to community needs.

Policy LU-3.1. Ensure that land divisions and development entitlements within Santee meet all requirements for project improvements, dedications, and fees to the City.

Policy LU-3.2. Align the City’s fee schedule with projected development patterns, infrastructure needs, and service demands.

Policy LU-3.3. Continue to improve existing public facilities and develop necessary new facilities to meet the City’s needs.

Policy LU-3.4. Coordinate the scheduling of planned Capital Improvement Projects (CIPs) with other agencies, utilities, businesses, and residents to minimize disruptions of City streets and facilities.

Policy LU-3.5. Require utility lines to be placed underground, where feasible.

Policy LU-3.6. Review development projects to ensure that all necessary utilities are available to serve the project and that any land use incompatibility or impacts resulting from public utilities are mitigated to the maximum extent practicable.

Goal LU-3 Implementation		
Action	Lead Agency	Timeframe
Coordinate utility undergrounding and service upgrades with development approvals in priority growth areas.	Engineering Department and Public Services Department	Ongoing
Amend the development review checklist to include utility provision through the development process.	Planning & Building Department	Short-term (1–2 years)

Goal LU-4. A thriving local economy supported by convenient commercial uses, creative industry opportunities, and accessible amenities.

Policy LU-4.1. Promote the co-location of complementary land uses, such as grocery stores, clinics, and day-care facilities, with new housing developments.

Policy LU-4.2. Consider the use of public-private partnerships when appropriate to facilitate the introduction of desirable and innovative development within Santee.

Policy LU-4.3. Allow adaptive reuse of older or underutilized commercial, retail, or industrial spaces along major corridors (e.g., Magnolia Boulevard, Mast Boulevard, and Mission Gorge Road) for creative retail/workspaces, such as but not limited to graphic design, culinary arts, gaming, performance, architecture, and other makerspaces.

Policy LU-4.4. Partner with local schools, colleges, training facilities, and cultural institutions to develop training programs for creative industries.

Policy LU-4.5. Leverage the Town Center Specific Plan to promote entertainment facilities for performance spaces, galleries, creative studios, and other artistic, cinematic, theatrical, musical, sporting, cultural, educational, and civic purposes.

Policy LU-4.6. Activate underused public spaces with murals, pop-up galleries, temporary installations, and performance stages, where appropriate.

Goal LU-4 Implementation		
Action	Lead Agency	Timeframe
Amend the Santee Municipal Code to permit makerspaces and other creative industry retail in commercial zoning districts.	Planning & Building Department	Short-term (1–2 years)
Activate public spaces with rotating art installations and pop-up events through a public-private grant program.	Community Services Department	Ongoing

Goal LU-5. Industrial uses that provide high-quality employment opportunities and are compatible with adjacent land uses.

Policy LU-5.1. Ensure that industrial development minimizes off-site impacts related to access and circulation, noise, dust, odors, visual features, or hazardous materials that cannot be adequately mitigated.

Policy LU-5.2. Promote a mix of industrial uses that provide Santee with a diverse industrial base and skilled workforce opportunities.

Policy LU-5.3. Encourage the redevelopment of underutilized industrial properties to promote development that is both employment- and revenue-generating.

Policy LU-5.4. Promote clustering of complementary industries (e.g., light manufacturing, logistics, research and development) to create innovation hubs that foster collaboration, supply chain efficiency, and job growth.

Policy LU-5.5. Streamline permitting and provide incentives for redevelopment of obsolete industrial sites into modern facilities that support high-value production and research activities.

Goal LU-5 Implementation		
Action	Lead Agency	Timeframe
Conduct an inventory of underutilized industrial sites and develop a targeted redevelopment plan focused on employment-generating uses.	Planning & Building Department	Short-term (1–2 years)

Goal LU-6. A cohesive development pattern that ensures connectivity for pedestrians, bicyclists, and people with disabilities within and between sites.

Policy LU-6.1. Check each development for consistency with the Mobility Element and the Active Santee Plan for pedestrian and bicycle accessibility before approval.

Policy LU-6.2. Require bicycle parking at sites located adjacent to bike lanes identified in the Planned Bicycle Network Map, in accordance with the Bicycle Parking Design Guidelines.

Policy LU-6.3. Require new developments to consider micromobility concepts and provide direct pedestrian and bicycle connections to nearby sidewalks, trails, and transit stops.

Policy LU-6.4. Increase shade trees along pedestrian and bicycle pathways located on private property, particularly where such paths serve as connections to the public active transportation network.

Policy LU-6.5. Carefully review new drive-through facilities to ensure that no spillover of queuing occurs on the public right-of-way.

Policy LU-6.6. Ensure that all new development and major renovations incorporate universal design principles to provide equitable access for people of all ages and abilities.

Policy LU-6.7. Encourage the use of common access points, adequate pedestrian facilities, and access to/from residential areas in neighborhood-serving commercial centers.

Goal LU-6 Implementation		
Action	Lead Agency	Timeframe
Update the Active Santee Plan every 5 years to reflect current trends in micromobility technology, respond to emerging mobility issues and needs, and continue to build a robust mobility network.	Engineering Department	Ongoing
Revise Landscape and Irrigation Regulations (Santee Municipal Code Title 13, Section 13.36) to include provisions requiring shade trees along pedestrian and bicycle pathways on new development or redevelopment projects.	Planning & Building Department	Short-term (1–2 years)
During development review, ensure neighborhood-serving commercial centers incorporate common access points, pedestrian facilities, and ingress/egress points that provide access to/from residential areas.	Planning & Building Department	Ongoing

Goal LU-7. Balanced communities with complementary land uses to maximize well-being and minimize negative impacts.

Policy LU-7.1. Ensure consistency and compatibility between the Zoning Ordinance, and related codes, and the General Plan.

Policy LU-7.2. Utilize buffering treatments to mitigate land use conflicts.

Policy LU-7.3. Encourage an innovative mix of land uses when such a mix could enhance the viability of development, provide common public services, and meet site planning requirements.

Policy LU-7.4. Continue to support the preservation and expansion of the Mission Trails Regional Park, consistent with the approved master plan.

Policy LU-7.5. Encourage the preservation of the biological and visual resources of the San Diego River as part of any development in the Town Center area.

Policy LU-7.6. Require that protected open space that overlaps parcels with planned development continues to be protected from the impacts of development.

Goal LU-7 Implementation		
Action	Lead Agency	Timeframe
Conduct a comprehensive review of the Zoning Ordinance and related codes following General Plan adoption to ensure compatibility and consistency with the General Plan.	Planning & Building Department	Short-term (1–2 years post-General Plan adoption), Ongoing
Coordinate with regional agencies to preserve Mission Trails Regional Park and San Diego River resources through development conditions and conservation easements.	Community Services Department	Ongoing

Goal LU-8. A coherent and efficient development pattern that provides for orderly, sustainable growth.

Policy LU-8.1. Utilize specific plans for development of large landholdings as appropriate, such as the following:

- Vacant or underutilized sites under single ownership
- Sites that contain unique features such as a hillside or waterbody
- Sites where phased implementation of the development is necessary

Policy LU-8.2. Require comprehensive development review prior to approving any subdivision of land or land development proposal unless the Director of Planning and Building determines that the subdivision would not have a significant effect on the ultimate development of the property.

Policy LU-8.3. Actively pursue annexation of the land currently under the jurisdiction of the City of San Diego that is located along the San Diego River at the western city limits to the Mission Trails Regional Park and in the East Elliott area on the City's western boundary.

Policy LU-8.4. Encourage the Local Agency Formation Commission to establish and adjust jurisdictional boundaries that reflect the City's long-term vision for growth, land use, and service provision.

Policy LU-8.5. Actively monitor and comment on all significant development proposals adjacent to or near the city boundary that have the potential to cause impacts within Santee, such as biological resources, water quality, circulation, housing, and economic development.

Policy LU-8.6. Coordinate with regional agencies and organizations to provide input on and cooperatively address regional issues concerning governance and land use control, biological resources preservation, hydrology and water quality, circulation, housing, and economic development.

Policy LU-8.7. Continue to coordinate with the County of San Diego on development of County-owned parcels within Santee to incorporate affordable housing, public services, and other priorities.

Goal LU-8 Implementation		
Action	Lead Agency	Timeframe
Initiate formal discussions with the City of San Diego and Local Agency Formation Commission to pursue annexation of East Elliott and San Diego River-adjacent lands, including preparation of fiscal and service impact analyses.	City Manager's Office with Planning & Building Department	Mid-term (2–4 years)
Participate in regional committees and/or groups to monitor development proposals in the Planning Area and collaborate with other agencies on land use, housing, and infrastructure priorities.	Planning & Building Department	Ongoing

Goal LU-9. Neighborhoods and corridors that prioritize infill development to create livable communities with public spaces, greenspace, and recreation amenities.

Policy LU-9.1. Ensure that all requirements set forth within the General Plan Community Enhancement Element, Recreation Element, Conservation Element, and Trails Element are implemented during the development review process.

Policy LU-9.2. Identify additional opportunities for mixed-use development in strategic locations that provide access to key services and amenities, such as grocery stores, parks and trails, transit stations, schools, and childcare facilities.

Policy LU-9.3. Pursue flexible and innovative parking strategies, such as shared parking agreements.

Goal LU-9 Implementation		
Action	Lead Agency	Timeframe
Create an infill opportunity map identifying strategic sites for mixed-use development near parks, schools, transit, and childcare.	Planning & Building Department	Short-term (1–2 years)
Integrate requirements from the Community Enhancement, Recreation, Conservation, and Trails Elements into the development review checklist to ensure consistent implementation across all infill projects.	Planning & Building Department	Immediate (within 1 year)

Goal LU-10. A City that protects health and safety within an Airport Influence Areas by minimizing exposure to high levels of noise and risk of aircraft accidents.

Policy LU-10.1. Review all development proposed in the Gillespie Field Airport Influence Area, consistent with the Airport Land Use Compatibility Plan policies addressing noise, safety, airspace protection, and overflight.

Policy LU-10.2. Implement and maintain the Airport Compatibility Overlay (as shown in Figures 1.1 through 1.4) to restrict residential densities and development intensities consistent with the Gillespie Field Airport Land Use Compatibility Plan.

Policy LU-10.3. Require that all proposed development projects (ministerial and discretionary actions) notify the Federal Aviation Administration (FAA) in areas where the proposed development meets the notification criteria as defined by Code of Federal Regulation Title 14, Part 77, and that:

- All proposed development projects that are subject to FAA notification requirement provide documentation that FAA has determined that the project is not a hazard to air navigation prior to project approval
- The City Council consider any proposed development that the FAA has determined to be a hazard to air navigation once state and Airport Land Use Commission requirements are satisfied

Policy LU-10.4. Continue to collaborate with the Airport Land Use Commission to comply with state law that requires general plans, specific plans, and all new development be consistent with the policies and criteria set forth in the Gillespie Field Airport Land Use Compatibility Plan.

Policy LU-10.5. Limit any residential development to infill in areas exposed to noise levels of 65 decibels community noise equivalency level (CNEL) up to 70 decibels CNEL.

Policy LU-10.6. Encourage clustering of development within Airport Land Use Compatibility Plan Safety Zones, across multiple parcels, to increase the size of contiguous landscaped and parking areas.

Goal LU-10 Implementation		
Action	Lead Agency	Timeframe
Coordinate with the Airport Land Use Commission to establish development project review procedures to reduce the need for Airport Land Use Commission review of projects.	Planning & Building Department	Immediate (within 1 year)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE ADDING CHAPTER 13.38 OF THE SANTEE MUNICIPAL CODE TITLE 13, "ZONING" REGARDING THE AIRPORT LAND USE COMPATIBILITY REGULATIONS (CASE FILE ZOA-2025-0001) AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, on July 8, 2026, the City Council conducted a duly noticed public hearing to consider the Land Use Element Update, certified Program Environmental Impact Report ENV-2025-0009 pursuant to the California Environmental Quality Act (CEQA), and considered the Proposed Project together with the alternatives evaluated in the certified Program Environmental Impact Report; and

WHEREAS, following public testimony and City Council deliberation, the City Council directed staff to return with Alternative 4 – No Increased Density Alternative for adoption; and

WHEREAS, Alternative 4 updates the Land Use Element through revisions to goals, policies, implementation actions, and supporting text while retaining the City's existing land use designations and development intensities, and includes revisions to the Areas for Special Study; and

WHEREAS, the City also desires to establish an Airport Land Use Compatibility Overlay to implement the Airport Land Use Compatibility Plans for Gillespie Field Airport and Marine Corps Air Station Miramar, promote consistency between local land use planning and airport compatibility requirements, and streamline development review within Airport Influence Areas; and

WHEREAS, Zoning Ordinance Amendment ZOA-2025-0001 amends Title 13 of the Santee Municipal Code by establishing the Airport Land Use Compatibility Overlay and by making related amendments necessary to implement the Land Use Element Update and maintain consistency between the General Plan and Zoning Ordinance; and

WHEREAS, on August 12, 2026, the City Council held a duly-noticed public hearing to consider the Ordinance, including: (1) the public testimony and agenda reports prepared in connection with the Ordinance and (2) the policy considerations discussed therein; and

WHEREAS, the City Council scheduled and held a second reading of proposed revisions to Title 13 on August 26, 2026; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

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

SECTION 1. Incorporation. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. CEQA. The environmental effects of this Ordinance were analyzed in the Final Program Environmental Impact Report (PEIR) prepared for General Plan Amendment GPA-2025-0002 and Zoning Ordinance Amendment ZOA-2025-0001 (Land Use Element Update). The City Council certified the Final PEIR and adopted associated CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. The City Council finds that this Ordinance is within the scope of the Project analyzed in the Final PEIR and that no subsequent or supplemental environmental review is required pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163.

SECTION 3. Code Amendments.

The addition of Chapter 13.38 of the Santee Municipal Code is hereby included as follows:

CHAPTER 13.38
AIRPORT LAND USE COMPATIBILITY OVERLAY

13.40.010 Purpose and Intent

The purpose of the Airport Land Use Compatibility Overlay is to implement the Airport Land Use Compatibility Plans (ALUCPs) for Gillespie Field Airport and Marine Corps Air Station Miramar; protect public health, safety, and welfare; ensure compatibility between airport operations and surrounding land uses; and establish local procedures for reviewing development within Airport Influence Areas.

13.40.020 Applicability

The Airport Land Use Compatibility Overlay shall apply to all properties located within an Airport Influence Area as identified in an adopted Airport Land Use Compatibility Plan(s).

13.40.030 Airport Compatibility Review

Prior to approval of any discretionary permit, subdivision, General Plan amendment, zoning amendment, or development permit within an Airport Influence Area, the City shall determine consistency with the applicable Airport Land Use Compatibility Plan.

13.40.040 Airport Land Use Commission Referrals

The City shall refer projects to the Airport Land Use Commission when required by state law, the applicable Airport Land Use Compatibility Plan, or this title. Projects not subject to mandatory referral and determined by the Planning & Building Director to be consistent with the applicable Airport Land Use Compatibility Plan may be approved by the City without a separate Airport Land Use Commission consistency determination.

13.40.050 Airspace Protection

Development within an Airport Influence Area shall comply with applicable federal aviation regulations and Airport Land Use Compatibility Plan policies regarding airspace protection, height limitations, hazards to air navigation, lighting, glare, electronic interference, and wildlife attractants.

13.40.060 Safety Compatibility Standards

Residential density, nonresidential intensity, occupancy levels, and land use types shall comply with the applicable safety compatibility criteria established in the Airport Land Use Compatibility Plan.

13.40.070 Noise Compatibility Standards

Noise-sensitive land uses shall comply with the airport noise compatibility standards and mitigation requirements established in the Airport Land Use Compatibility Plan.

13.40.080 Overflight Notification

Where required by the Airport Land Use Compatibility Plan, approval of residential or other designated development shall require recordation of an overflight notification.

13.40.090 Avigation Easements

Where required by the Airport Land Use Compatibility Plan, development approvals shall be conditioned upon the granting and recordation of an avigation easement acceptable to the airport operator.

13.40.100 Nonconforming Uses

Existing lawful uses may continue in accordance with this title. Expansion or intensification of uses within the Airport Influence Area shall comply with the requirements of this chapter and the applicable Airport Land Use Compatibility Plan.

13.40.110 Conflict with Other Regulations

Where a conflict exists between this chapter and another provision of this title, the provision that provides the greater degree of airport compatibility protection shall govern.

SECTION 4. General Plan. The City Council hereby finds that the adoption of the Ordinance is consistent with the General Plan as a matter of law under Government Code section 66314(c).

SECTION 5. Effective Date. This Ordinance takes effect 30 days after its adoption.

SECTION 6. Publication. The City Clerk is directed to certify to the adoption of this Ordinance and post or publish this Ordinance as required by law.

SECTION 7. Custodian of Records. The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at clerk@cityofsanteeca.gov.

SECTION 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or application, and to this extent, the provisions of this Ordinance irrespective of the invalidity of any portion thereof.

ORDINANCE NO. _____

INTRODUCED AND FIRST READ at a Public Hearing held at a Regular Meeting of the City Council of the City of Santee, California, on the 12th day of August 2026, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 26th day of August 2026, by the following vote to wit:

AYES:

NOES:

ABSENT:

APPROVED

JOHN MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

**Due to file size, the PEIR attachment is available on
the City's website, linked below:**

<https://www.cityofsanteeca.gov/documents/city-clerk/council-agendas/2026/08-12-2026-land-use-element-peir-attachment.pdf>

MEETING DATE August 12th, 2026

ITEM TITLE PUBLIC HEARING TO CONSIDER THE CITY OF SANTEE'S SAN DIEGO RIVER FIRE HAZARD MITIGATION PROGRAM: FUELS TREATMENT PLAN AND SUPPORTING DOCUMENTS AND CONSIDER CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT (ENV 2026-0001) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) TO MEET THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAZARD MITIGATION GRANT PROGRAM PHASE 1 REQUIREMENTS

DIRECTOR/DEPARTMENT Harley Wallace, Fire Chief 
Sandi Sawa, AICP, Planning & Building 

SUMMARY

The Federal Emergency Management Agency (FEMA) provides grant funding through the Hazard Mitigation Grant Program (HMGP) to state, local, tribal, and territorial governments to carry out long-term hazard mitigation projects intended to reduce the loss of life and property resulting from natural disasters. The City of Santee was awarded HMGP funding in June 2024 for a two-phase project to reduce wildfire risk within the San Diego River Corridor in Santee through hazardous fuels reduction. Figure 1 shows the area covered by the Project. The HMGP funds are administered through the California Governor's Office of Emergency Services (Cal OES). The City is a subrecipient to Cal OES for this grant award and must receive approval from both Cal OES and FEMA for the completion of the Phase 1 requirements in order to receive Phase 2 funding.

Phase 1 of the Project requires the development of the San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan (Fuels Treatment Plan) and its supporting documents, including the Final Environmental Impact Report (FEIR) (ENV 2026-0001; State Clearinghouse Number #2026020351); permitting; community outreach; parcel identification and proposed fuel assessment by parcel. Public outreach to date includes project information mailings to all property owners within 1,000 feet of the project area, posting to the City's social media sites, a Scoping Meeting on February 18, 2026, and the creation of a project webpage on the City's website (<https://www.cityofsanteeca.gov/departments/fire-life-safety-services/san-diego-river-hazard-mitigation-grant-program>).

The Fuels Treatment Plan provides information on how the City wants to prevent future fires in the San Diego River by reducing the potential "fuels" (in the form of invasive, dry and dying vegetation) that accelerate fire growth. In order to accomplish that goal and in alignment with the Public Resources Code, the Fuels Treatment Plan has three different zones with their own treatments.

Zone 1 is the 0-to 50-foot area immediately adjacent to structures and represents the highest priority to prevent fire spread to structures. Treatment in this zone is designed to reduce direct flame contact, radiant heat exposure and ember ignition. Because of this danger, all fine fuels, dead vegetation, leaf litter, and woody debris would be removed. Grasses would be

trimmed/mowed to 4 inches and shrubs would be thinned. Non-native, invasive or flammable plant species would be removed.

Zone 2 is the 50- to -100-foot area from structures and is intended to reduce fire intensity as it approaches developed parcels. In this Zone, non-native and dead vegetation would be removed, shrubs and grasses would continue to be thinned and trimmed, and dead and dying branches from native vegetation will be trimmed or removed to reduce tree canopy torching.

Zone 3 is all areas in the project perimeter and greater than 100 feet from structures. These areas are mostly riparian zones, floodplain terraces and open space areas. Vegetation management is focused on treatment or removal of non-native species, dead or dying vegetation, and debris.

The treatment zones are shown in attached Figure 2. The FEIR analyzes the potential impacts related to the implementation of the Fuels Treatment Plan.

Throughout the development of the Phase 1 materials, Cal OES has provided guidance, to the extent possible, related to the City's environmental and historical document compliance with the grant requirements. If approved by the City Council, the Phase 1 materials will be submitted to Cal OES for review. Upon determining the Phase 1 package complete, Cal OES will provide the package to FEMA for their consideration. Federal environmental review and permitting will need to be coordinated on the federal level in order for the Phase 2 implementation activities to be considered. Cal OES intends to work closely with FEMA to obtain authorization to proceed with Phase 2. Based on recent information provided by Cal OES, the City anticipates the initial review by Cal OES to take approximately 4-6 months, while the FEMA review could take 1-2 years. Staff plans to work with the City's State and Federal delegations to reduce review times as much as possible in recognition of the ongoing risks in the San Diego River corridor.

Phase 2 of the Grant Program will include the hazardous fuels reduction and vegetation management throughout the San Diego River Corridor within Santee in accordance with the Fuels Treatment Plan. These activities are intended to reduce hazardous fuel loads, improve defensible space around vulnerable properties, enhance emergency access, and increase community resilience to wildfire events. Prior to the implementation of Phase 2, further public education will take place through the City's website and social media platforms, as well as signage posted near the project sites.

The San Diego River Corridor continues to present a significant wildfire risk due to the proximity of residential development, critical infrastructure, and natural vegetation within the wildland-urban interface. The Santee Fire Department continues to respond to wildfire-related incidents throughout the corridor, underscoring the importance of proactive mitigation measures to reduce wildfire risk and protect life and property. While awaiting State and Federal approval to move forward with Phase 2, the City will continue existing defensible space maintenance along the San Diego River corridor to help protect the community from wildfire.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) (ENV-2006-0001) has been prepared for the proposed Fuel Treatment Plan Project in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.). The Draft EIR was circulated for a 45-day public review and comment period from May 8, 2026, to June 22, 2026. During the public review period, three written comments were received from the County of San Diego, the San Diego County Archaeological Society, Inc., and a member of the public. Responses to comments have been prepared and incorporated into the Final EIR in accordance with CEQA Guidelines Section 15088. The Final EIR identifies less than significant direct and cumulative impacts with mitigation to biological resources, noise and cultural and tribal cultural resources. The Final EIR includes the Draft EIR, all technical appendices prepared in support of the Draft EIR and responses to all comments received on the Draft EIR. Findings of Fact and a Mitigation Monitoring and Reporting Program (MMRP) have also been prepared for the City Council's consideration.

FINANCIAL STATEMENT

The total approved Grant allocation is \$7,284,240, consisting of \$6,555,816 in FEMA Hazard Mitigation Grant Program funding and \$728,424 in required non-federal cost share contributions. The City's non-federal cost share obligation is satisfied through a separate \$907,568 grant provided by the San Diego River Conservancy (SDRC).

Phase 1 planning, environmental review, and project development activities have been completed utilizing appropriated grant funds. No additional appropriation is requested through this action. Remaining grant funds will be utilized for Phase 2 implementation activities upon receipt of required FEMA and regulatory approvals.

CITY ATTORNEY REVIEW ☐ N/A • ☒ Completed

RECOMMENDATIONS *Wk*

1. Open and close the Public Hearing; and
2. Adopt a Resolution certifying Environmental Impact Report ENV-2026-0001, adopting Findings of Fact and a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act (CEQA); and
3. Adopt a Resolution approving the San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan Project and supporting documents; and
4. Authorize the City Manager to submit the Phase 1 deliverables to Cal OES; and
5. Authorize the City Manager to execute all documents necessary to obtain FEMA authorization to proceed with Phase 2 implementation activities; and
6. Authorize the City Manager to administer and expend remaining grant funds in accordance with the approved Hazard Mitigation Grant Program upon receipt of all required approvals.

ATTACHMENTS

Figure 1: Defensible Space & Hazardous Fuels Reduction Overview Map

Figure 2: Treatment Zones

Resolution for Environmental Impact Report

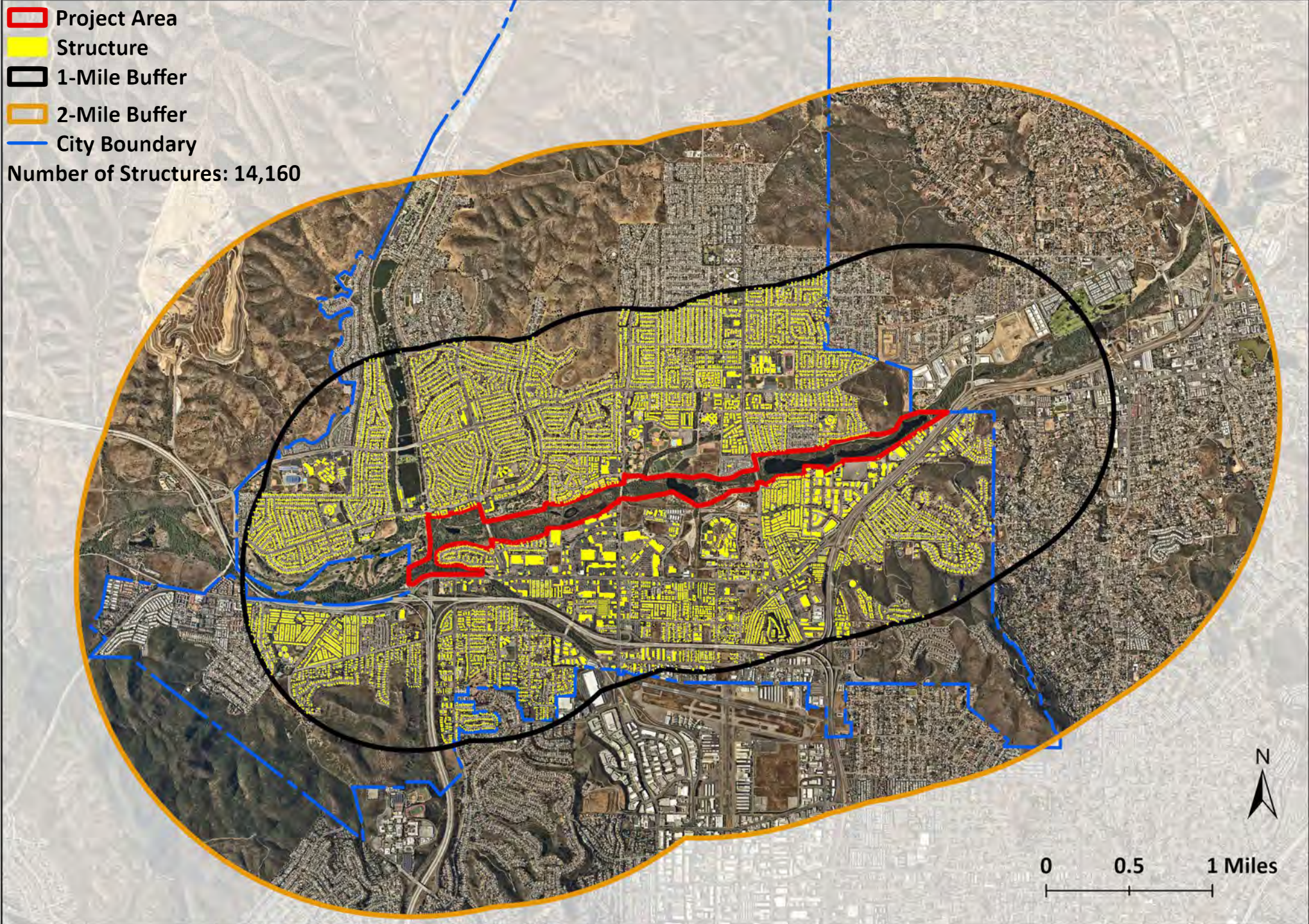
- Exhibit A: Findings of Fact
- Exhibit B: Mitigation Monitoring and Reporting Program

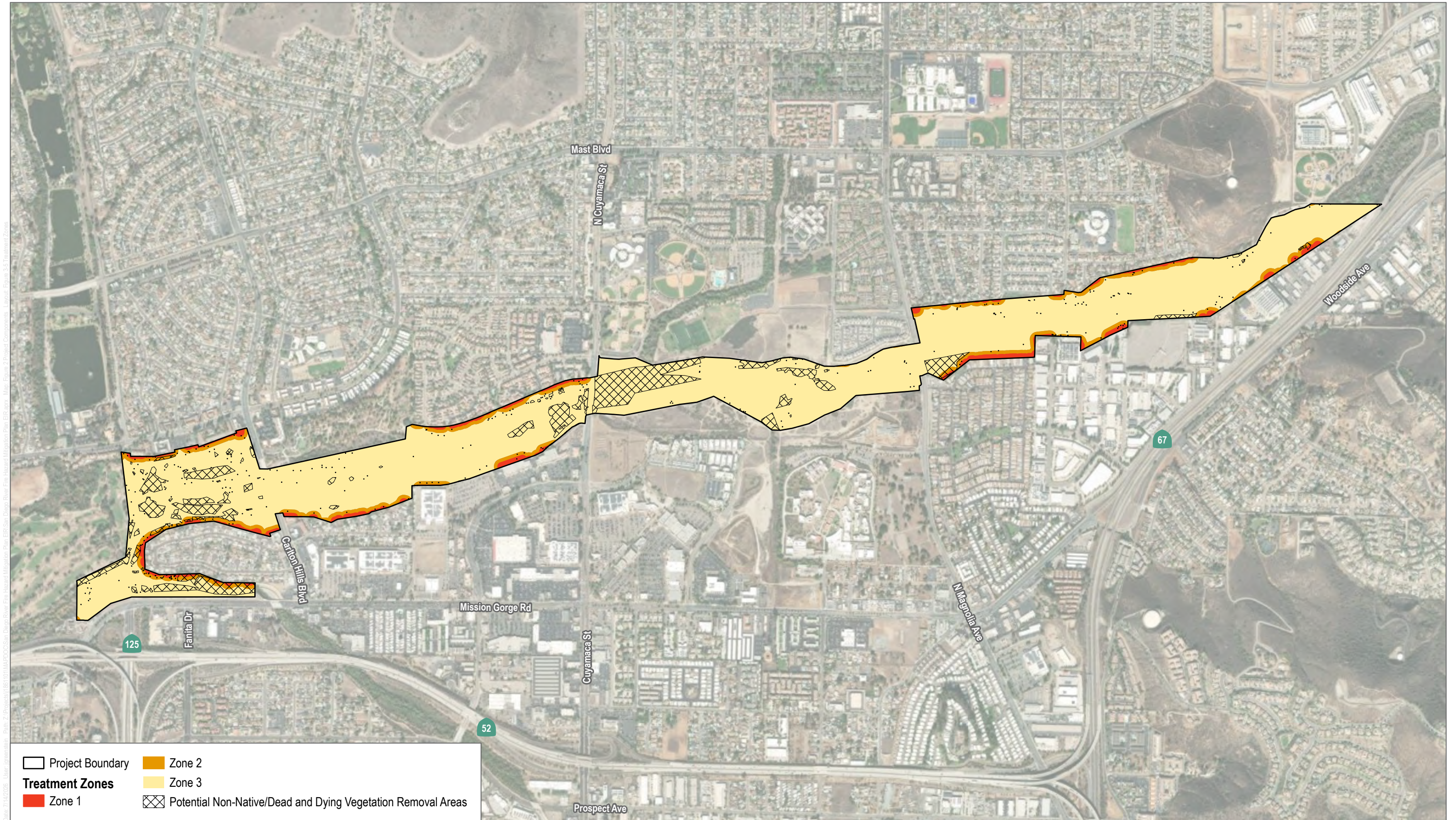
Resolution for the San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan

Final San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan

Final Environmental Impact Report

Figure 1 - Defensible Space & Hazardous Fuels Reduction Overview Map





SOURCE: Vantor 2025; Open Street Map 2025

FIGURE 2
Treatment Zones

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**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE CALIFORNIA
ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT, CERTIFYING THE FINAL PROGRAM
ENVIRONMENTAL IMPACT REPORT (SCH NO. 2026020351) FOR THE SAN DIEGO
RIVER FIRE HAZARD MITIGATION PROGRAM: FUELS TREATMENT PLAN
PROJECT, ADOPTING THE MITIGATION MONITORING AND REPORTING
PROGRAM, AND APPROVING THE PROJECT**

WHEREAS, the San Diego River Corridor continues to present a significant wildfire risk due to the proximity of residential development, critical infrastructure, and natural vegetation within the wildland-urban interface; and

WHEREAS, the Santee Fire Department continues to respond to wildfire-related incidents throughout the corridor, underscoring the importance of proactive mitigation measures to reduce wildfire risk and protect life and property; and

WHEREAS, the Federal Emergency Management Agency (FEMA) provides grant funding through the Hazard Mitigation Grant Program (HMGP) to state, local, tribal, and territorial governments to carry out long-term hazard mitigation projects intended to reduce the loss of life and property resulting from natural disasters; and

WHEREAS, the City of Santee was awarded HMGP funding in June 2024 for a two-phase project to reduce wildfire risk within of the San Diego River Corridor in Santee through hazardous fuels reduction and defensible space creation; and

WHEREAS, the total approved Grant allocation is \$7,284,240, consisting of \$6,555,816 in FEMA Hazard Mitigation Grant Program funding and \$728,424 in required non-federal cost share contributions; and

WHEREAS, the San Diego River Conservancy (SDRC) awarded a grant of \$907, 568 to satisfy the City's non-federal cost share obligation; and

WHEREAS, Phase 1 of the HMGP includes the development of the San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan (Fuels Treatment Plan or "Project") and it's supporting documents, including the Final Environmental Impact Report (Final EIR) (ENV 2026-0001; State Clearinghouse Number #2026020351); permitting; community outreach; parcel identification; and proposed fuel assessment by parcel; and

WHEREAS, the City of Santee (City) has prepared the San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan, a framework for vegetation management across the approximately 300-acre Project Site; this includes treatment strategies tailored to the Project Site's wildfire exposure, access conditions, existing vegetation, and proximity to sensitive resources which have been designed to reduce wildfire risk; and

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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 of Santee is the lead agency for the Proposed Project; and

WHEREAS, pursuant to CEQA and the State CEQA Guidelines, the City determined that an Environmental Impact Report (EIR) should be prepared to analyze the potential environmental impacts of the Proposed Project; and

WHEREAS, in accordance with State CEQA Guidelines Section 15082, on February 6, 2026, the City circulated a Notice of Preparation (NOP) for a 30-day public review period to the State Clearinghouse and to responsible and trustee agencies, stating that a EIR would be prepared; and

WHEREAS, nine 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 public scoping meeting on February 18, 2026, to solicit comments on the scope of the environmental review of the Proposed Project; and

WHEREAS, a Draft EIR was prepared, incorporating comments received in response to the NOP; and

WHEREAS, the Draft EIR determined that mitigation measures were required to reduce impacts to a less-than-significant level for biological resources, cultural and tribal cultural resources, and noise; and

WHEREAS, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Land Use and Climate Innovation on May 6, 2026; and

WHEREAS, in accordance with State CEQA Guidelines Section 15087, the City circulated the Draft EIR and a Notice of Availability for a 45-day public review and comment period from May 8, 2026, to June 22, 2026, and made copies available at City Hall, the City's website, the Santee Library, and the San Diego County Clerk's Office; and

WHEREAS, the City received three written comment letters on the Draft EIR; 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, on July 31, 2026, the City released the Final EIR, which consists of the Draft EIR with revisions shown in strikeout-underline, all technical appendices, all written comment letters received on the Draft EIR, written responses to those comment letters; and

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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; and

WHEREAS, environmental impacts identified in the EIR as less than significant and not requiring mitigation are described in Section II of Exhibit A; environmental impacts that are less than significant with incorporation of mitigation measures are described in Section III of Exhibit A; cumulative impacts are described in Section IV of Exhibit A; significant irreversible environmental changes are described in Section V of Exhibit A; growth-inducing impacts are described in Section VI of Exhibit A; and alternatives to the Proposed Project are described in Section VII 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 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 and analysis 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 hearing and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR under Public Resources Code Section 21092.1 and State CEQA Guidelines Section 15088.5; and

WHEREAS, on August 12, 2026, 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

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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 finds that it has been presented with the EIR, which it has reviewed and considered, and finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines and reflects the independent judgment and analysis of the City. The City Council declares that no evidence of new significant impacts or new information of substantial importance, as defined by State CEQA Guidelines Section 15088.5, has been received after circulation of the Draft EIR that would require recirculation. 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, which were prepared in accordance with State CEQA Guidelines Section 15091 and 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 MMRP is hereby made a condition of approval of the Project. In the event of any inconsistency between the mitigation measures set forth in the EIR or the Findings of Fact and the MMRP, the MMRP shall control.

Section 5. Based upon the entire record before it, including the EIR, the Findings of Fact, and all written and oral evidence presented, the City Council hereby approves the Proposed Project.

Section 6. The documents and materials that constitute the record of proceedings on which this Resolution is based are located at City Hall, 10601 Magnolia Avenue, Santee, California 92071. The custodian of the record of proceedings is the Department of Planning & 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.

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ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 12th day of August 2026, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

Attachments: **Exhibit A**
 Exhibit B

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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 the 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, § 15091). This document presents the CEQA Findings of Fact made by the City of Santee, in its capacity as the CEQA lead agency, regarding the San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan (Project), evaluated in the Draft Environmental Impact Report (Draft EIR) and Final Environmental Impact Report (Final EIR) for the Project.

SECTION I. INTRODUCTION

Public Resources Code Section 21002 provides that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available that would substantially lessen the significant environmental effects of such projects, and 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 that will avoid or substantially lessen such significant effects.

Pursuant to Section 21081 of the Public Resources Code, a public agency may approve or carry out a project for which an EIR has been completed that identifies one or more significant environmental effects only if the agency makes one or more of the following written findings for each significant effect, 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.

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, legal, and technological factors (Pub. Resources Code, § 21061.1; State CEQA Guidelines, § 15364). Environmental impacts that are less than significant do not require the imposition of mitigation measures.

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The findings below are organized into the following sections: Section II (impacts not requiring mitigation), Section III (impacts less than significant with mitigation incorporated), Section IV (cumulative impacts), Section V (significant irreversible environmental changes), Section VI (growth-inducing impacts), and Section VII (alternatives). The documents and other materials that constitute the record of proceedings are located at, and under the custody of, the City of Santee Planning and Building Department, 10601 Magnolia Avenue, Santee, California 92071 (State CEQA Guidelines, § 15091(e)).

SECTION II. FINDINGS REGARDING ENVIRONMENTAL IMPACTS NOT REQUIRING MITIGATION

The City Council hereby finds that the following potential environmental impacts of the Proposed Project are less than significant (or would result in no impact) and therefore do not require the imposition of mitigation measures.

A. BIOLOGICAL RESOURCES

1. Wildlife Movement

Threshold 4.1-4: 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 EIR, pp. 4. 1-75.).

Explanation:

The Project Site includes mapped wildlife corridor and linkage areas along the San Diego River and Forester Creek, including designated least Bell's vireo critical habitat in the western portion of the site. The Project would not alter the river corridor, its tributaries, or existing Open Space land uses. Instead, fuel management activities, including hazardous tree removal, non-native vegetation removal, and limited native brush thinning, would reduce wildfire risk and improve habitat quality by reducing invasive species competition. Native brush thinning would occur outside the nesting bird season and is not expected to affect nursery sites or wildlife movement. Therefore, impacts to wildlife corridors, linkages, and nursery sites would be less than significant.

2. Local Policies and Ordinances

Threshold 4.3-5: 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. (Draft EIR, pp. 4.1-75.).

Explanation:

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The Project would comply with applicable City of Santee municipal codes, including biological resources, floodway, and urban forestry regulations, as well as the goals and policies of the General Plan Conservation Element. Because no development is proposed and Project activities focus on fuel reduction, including removal of non-native and dead or dying vegetation, the Project is expected to improve habitat conditions along the San Diego River and Forester Creek. City staff would review the Project for consistency with applicable ordinances and General Plan policies. Therefore, no impact related to conflicts with local policies or ordinances would occur.

3. MSCP

Threshold 4.3-6: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Finding: Less than significant. (Draft EIR, pp. 4.1-76.)

Explanation:

Although the Draft Santee MSCP Subarea Plan has not yet been approved, it serves as the primary habitat conservation guidance document for projects within the City of Santee, and its BMPs have been incorporated into the Project's mitigation measures. Most of Zones 1 and 2 occur within designated defensible space areas, while Zone 3 is identified as a fuel hazard reduction area. Because the Project is focused on fuel management rather than development and primarily targets non-native, dead, or dying vegetation, no permanent habitat loss is anticipated. Any native vegetation trimming would occur only after obtaining required permits. No impact related to conflicts with the San Diego County MSCP or Draft Santee MSCP Subarea Plan would occur.

B. CULTURAL AND TRIBAL CULTURAL RESOURCES

1. Historical Resources

Threshold 4.2-1: Would the Project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?

Finding: Less than significant (Draft EIR, pp 4.2-11-12.). **Explanation:**

No known built environment resources are located within the Project Site, and none of the adjacent historic-age properties are listed in, or determined eligible for listing in the NRHP, CRHR, or included in a local register. Additionally, the Project would not include construction disturbance, demolition, non-compatible building or structural modifications, construction-related groundborne vibration, or property acquisitions. Project activities consist solely of vegetation management activities (hand labor, mechanical and chemical application) that would not physically alter any building, structure, or object and therefore the Project would not result in a substantial

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adverse change under CEQA Section 15064.5(b) and impacts would be less than significant.

C. HAZARDS AND HAZARDOUS MATERIALS

1. Routine Transport, Use, or Disposal of Hazardous Materials

Threshold 4.3-1: 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 EIR, p. 4.3-15–4.3-16.)

Explanation:

The Project would temporarily and intermittently transport and use hazardous materials during vegetation management activities. After initial treatment, maintenance intervals would vary based on vegetation type, treatment zone, treatment technique, and biannual site inspections. Typical materials would include fuels and lubricants for hand and mechanical work, and potentially herbicides depending on site conditions; quantities and types would be consistent with standard vegetation treatment and limited to treatment activities. This project implements best management practices (BMPs) which are designed to reduce potential hazards created by hazardous materials (Hand Labor BMP-6, Water Quality BMP-1 through Water Quality BMP-4, Mechanical BMP-16, Chemical BMP-1 through Chemical BMP-10).

Because hazardous materials use would be temporary and because the project incorporates the Fuel Treatment Plan's (FTP) BMPs that address equipment inspection, fueling/servicing controls, secondary containment, spill preparedness, herbicide licensing and minimized use, herbicide application timing restriction, and controlled biomass disposal/containment, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, the impacts would be less than significant.

2. Hazardous Emissions to Public or Environment

Threshold 4.3-2: 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. (Draft EIR, p. 4.3-16–4.3-17.)

Explanation:

Reasonably foreseeable accidental releases could include small spills during fueling/servicing of equipment, leaks from equipment, or herbicide spills during transport or mixing/loading. However, the Project includes BMPs (Hand Labor BMP-6, Water Quality BMP-1-4, and Mechanical BMP-16) aimed to prevent accidental release of hazardous materials. Given that there are Project BMPs that are aimed toward

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preventing spills and are directly responsive to spill mechanisms, the potential for a significant accidental release affecting the public or environment would be low. The Project would not create a significant hazard under upset/accident conditions because accidental release pathways are addressed through BMPs. Therefore, impacts would be less than significant.

3. Hazardous Emissions Near Schools

Threshold 4.3-3: 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 EIR, p. 4.3-17.)

Explanation:

The Project Site is located less than 0.25 miles of two schools, with six additional schools located within an approximately 2-mile radius of the Project Site. While schools are present in the surrounding area, the Project's handling of hazardous materials associated with the Project would be limited in scope, temporary in duration, and tightly controlled. Hazardous materials associated with the Project would be limited to common fuels for equipment and potentially herbicides, used only as needed and only during implementation activities. Based on the temporary nature of Project activities, the limited and controlled use of hazardous materials, and the incorporation of BMPs (Chemical BMP-1 through Chemical BMP-11). that minimize drift, emissions, and off-site exposure, the Project would not emit hazardous emissions or handle hazardous materials in a manner that would pose a significant hazard to schools within 0.25 miles of the Project Site. Therefore, impacts to schools within 0.25 miles of the Project Site would be less than significant.

4. Hazardous Materials Sites

Threshold 4.3-4: 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 create a significant hazard to the public or the environment?

Finding: Less than significant. (Draft EIR, p. 4.3-17–4.3-18.)

Explanation:

A regulatory database search was conducted to identify sites listed pursuant to Government Code Section 65962.5 that overlap the Project Site or are located within an appropriate buffer area. The search did not identify any listed hazardous materials sites within the Project Site. Therefore, implementation of the Project would not result in a significant hazard to the public or the environment under this threshold. The Project would not involve activities that typically create pathways for encountering or mobilizing contaminated soil or groundwater. Therefore, because the Project is not located on a site

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included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, impacts would be less than significant.

5. Airport Safety Hazards and Excessive Noise

Threshold 4.3-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Finding: Less than significant. (Draft EIR, p. 4.3-18.)

Explanation:

The Project is located within Gillespie Field Review Area 2 and within the Federal Aviation Administration height notification boundary. Review Area 2 also includes requirements related to residential overflight notification; however, no residential or other noise-sensitive uses are proposed as part of the Project. Therefore, no conflicts with ALUCP compatibility policies would occur. Because the Project does not propose new land uses, occupied structures, or development within AIAs, it would not result in an airport-related safety hazard or excessive noise exposure for people residing or working in the Project Site. Therefore, impacts would be less than significant.

6. Emergency Response or Evacuation Plan

Threshold 4.3-6: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: Less than significant. (Draft EIR, p. 4.3-18–4.3-19.)

Explanation:

The primary purpose of the Project is hazard mitigation and fuels reduction, which would reduce wildfire ignition potential and fire intensity within the corridor and improve emergency response conditions in proximity to developed areas. Although temporary access restrictions could result in short-term inconvenience for recreational users, the Project includes access planning and public safety measures and does not propose to permanently close or block emergency routes. By maintaining reduced fuel loads and fire risk, the Project would support emergency response and evacuation objectives rather than impair them. Therefore, the Project would not physically interfere with the implementation of an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

7. Wildland Fires

Threshold 4.3-7: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

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Finding: Less than significant. (Draft EIR, p. 4.3-19–4.3-20.)

Explanation:

Portions of the Project Site are in areas designated as Moderate and High Fire Hazard Severity Zones (FHSZ), and bordered by areas designated as Moderate, High, and Very High FHSZs to the north and south. The Project Site is located within a wildland–urban interface setting and is characterized by proximity to residential development and high levels of public access, which contribute to elevated ignition potential. Project implementation would involve the use of mechanical equipment that could pose temporary ignition risks during active operations. However, the Fuel Treatment Plan (FTP) includes fire prevention and protection BMPs such as maintaining firefighting tools and water on site, use of spark arrestors, communication protocols for reporting ignitions, and restrictions on equipment operation during Red Flag Warning periods and other high fire danger conditions (Fire Protection BMPs 1-5) which minimize ignition risk. By lowering fire intensity and improving defensible space conditions, the Project would decrease the likelihood that wildfire could damage existing infrastructure. Accordingly, the Project would not expose people or structures to an increased risk of loss, injury, or death related to wildland fires. Instead, the Project would result in a beneficial reduction in wildfire hazards. Impacts would be less than significant.

D. HYDROLOGY AND WATER QUALITY

1. Water Quality Standards / Waste Discharge

Threshold 4.4-1: Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Finding: Less than significant. (Draft EIR, p. 4.4-10.)

Explanation:

The Project Site includes the San Diego River and adjacent wetlands and floodplain areas. Project activities, including manual, mechanical, and chemical treatments (EPA-approved herbicides), could cause erosion, sediment runoff, or accidental releases of herbicides, fuels, or lubricants. However, implementation of BMPs for herbicide application, erosion and sediment control, and equipment maintenance would prevent violations of water quality standards and protect surface water and groundwater quality (Chemical BMP-1, Chemical BMP-3, Slope Stability/Erosion BMP-1 through Slope Stability/Erosion BMP-10, Air Quality BMP-2). Therefore, impacts would be less than significant.

2. Water Quality Standards / Waste Discharge

Threshold 4.4-2: Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

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Finding: Less than significant. (Draft EIR, p. 4.4-10.)

Explanation:

Water use for vegetation management would be limited to temporary activities such as dust suppression associated with treatments and maintenance of the Project Site. Water would be hauled on site by the Project contractor and would not initiate new groundwater extractions or increase the Padre Dam Municipal Water District overall pumping capacity. The Project would not introduce any new impervious surfaces as part of Project implementation. Temporary crew access and equipment use would not meaningfully compact soils that would result in decreased groundwater recharge. The Project would not extract groundwater, change recharge conditions, and introduce any activity that would decrease groundwater supplies or interfere with groundwater recharge, or could interfere with the sustainable management of the basin. Therefore, groundwater-related impacts would be less than significant.

3. Drainage Pattern

Threshold 4.4-3: 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 or through the addition of impervious surfaces, in a manner which would: result in substantial erosion or siltation on or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; 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 impede or redirect flood flows?

Finding: Less than significant. (Draft EIR, p. 4.4-11.)

Explanation:

The Project Site consists of the San Diego River and adjacent wetlands and floodplain areas. Vegetation management activities could temporarily disturb soils and increase erosion potential. However, the Project would not alter the river or add impervious surfaces, and erosion-control BMPs would minimize changes to runoff, infiltration, and flood flows. Project activities would also involve small equipment and materials with the potential to affect water quality, but BMPs would prevent pollutant releases to waterways. Therefore, the Project would not increase flooding, exceed drainage capacity, or create polluted runoff, and impacts would be less than significant.

4. Inundation - Release of Pollutants

Threshold 4.4-4: In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Finding: Less than significant. (Draft EIR, p. 4.4-11–4.4-12.)

Explanation:

The Project is located within an inland river corridor and is not subject to tsunami or seiche hazards. Portions of the site are within the San Diego River floodplain and may experience periodic flooding during high-flow events. Vegetation management activities would involve use of equipment containing fuels and other potential pollutants; however, BMPs for equipment maintenance, spill prevention, and water quality protection (e.g., Water Quality BMPs and Mechanical BMPs) would minimize the risk of contaminant releases during flood events. Additionally, work would be suspended during/after significant rainfall and would avoid saturated soils to prevent disturbance and pollutant transport. Therefore, impacts would be less than significant

5. Conflict with Water Quality Control Plan / Groundwater Management Plan

Threshold 4.4-5: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Finding: Less than significant. (Draft EIR, p. 4.4-12.)

Explanation:

The Project consists of vegetation management activities and would not involve grading, excavation, channel modifications, or in-channel work. BMPs would be implemented to prevent pollutants from reaching the San Diego River, including erosion and sediment controls, equipment inspection and spill prevention measures, removal of cut biomass from jurisdictional areas, avoidance of saturated soils, and suspension of work during significant rainfall events (Hand Labor BMP-6, Water Quality BMP-1-5, Mechanical BMP-15, and Chemical BMP-1-11). The Project would not require groundwater extraction or affect groundwater recharge. With implementation of these BMPs, the Project would not conflict with the Water Quality Control Plan for the San Diego Basin (Basin Plan) or obstruct implementation of a groundwater sustainability plan. Therefore, impacts would be less than significant.

E. NOISE

1. Vibration

Threshold 4.5-2 Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Finding: Less than significant. (Draft EIR, p. 4.5-9 -4.5-10.)

Explanation:

Mechanical treatment associated with the Project would include some use of heavy motorized equipment, however, techniques that would cause excessive groundborne vibration or groundborne noise levels, such as pile driving or compaction activities, would not occur. The estimated groundborne vibration velocity level would be 0.1587 ips PPV

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as received by the residential structure and would be compliant with the 0.2 ips PPV threshold per Caltrans guidance with respect to annoyance. Additionally, at this predicted exposure of less than 0.3 ips PPV, the occupied residential structures would not experience a significant impact. Therefore, at this predicted PPV, the impact of vibration-induced building damage risk and annoyance to building occupants of nearby existing homes would be less than significant.

2. Airport/Aviation Noise Exposure

Threshold 4.11-3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Finding: Less than significant. (Draft EIR, p. 4.5-10.)

Explanation:

There are no private airstrips within the vicinity of the Project Site. The closest airport to the proposed Project Site is the Gillespie Field regional airport, approximately 1.1 miles south of the Project boundary. According to the Gillespie Field Airport Land Use Compatibility Plan, the Project Site falls outside the studied noise contours (County of San Diego 2010). Impacts would be less than significant.

F. WILDFIRE

1. Emergency Response/Evacuation Plans

Threshold 4.6-1: Would the Project substantially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: Less than significant. (Draft EIR, p. 4.6-9–4.6-10.)

Explanation:

The Project would reduce hazardous fuel loads within the San Diego River Corridor through vegetation management and does not include development or increase population that would impact evacuation. Temporary traffic associated with equipment and crew access may occur during treatment activities; however, access would use designated routes that are not identified evacuation routes, and contractors would implement traffic control measures to maintain safe travel and emergency access. Accordingly, the Project would not conflict with or impair implementation of the County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), the County or City Emergency Operations Plans (EOPs), or the use of evacuation routes. Impacts would be less than significant.

2. Exacerbating Wildfire Risk / Pollutant Exposure

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Threshold 4.6-2: Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Finding: Less than significant. (Draft EIR, p. 4.6-10–4.6-11.)

Explanation:

The Project Site does not include residential development or permanent occupants; however, recreational visitors and individuals experiencing homelessness within the river corridor could be vulnerable to wildfire-related hazards. The Project would implement the Fuels Treatment Plan (FTP) to reduce hazardous fuel loads through hand labor, mechanical treatments, and EPA-approved herbicide application. Project activities are specifically intended to reduce these hazards by removing and managing vegetation, creating and maintaining defensible space, and reducing fuel continuity throughout the corridor. The Project would not alter topography, create new wind patterns, or introduce vegetation that would increase wildfire risk. Ongoing maintenance informed by biannual inspections would ensure that reduced fuel loads are maintained over time. Temporary risks associated with mechanical treatment would be reduced with implementation of BMPs (Fire Protection BMP-1-5). Therefore, the Project would reduce rather than exacerbate wildfire hazards and would not expose people to substantial pollutant concentrations from wildfire or the uncontrolled spread of wildfire. Impacts would be less than significant.

3. Fire-Risk Infrastructure / Environmental Effects

Threshold 4.6-3: Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Finding: Less than significant. (Draft EIR, p. 4.6-12.)

Explanation:

The Project would implement the Fuels Treatment Plan (FTP), including vegetation management and removal to reduce hazardous fuel loads within the San Diego River Corridor. Maintenance activities would occur as needed following biannual inspections, with approximately one-quarter of the Project Site treated annually to maintain reduced wildfire risk. Access would primarily use existing roads, trails, and disturbed areas. The Project would create and maintain defensible space but would not construct fuel breaks, roads, emergency water sources, power lines, utilities, or other infrastructure that would exacerbate fire risk or that may result in temporary or ongoing impacts on the environment, and impacts would be less than significant.

4. Post-Fire Flooding, Landslides, and Slope Instability

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Threshold 4.6-4: 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 EIR, p. 4.6-12.)

Explanation:

The Project Site is located within the San Diego River floodway; however, it is not identified as a landslide-prone area. Vegetation management activities could temporarily increase erosion potential, but the Project would implement erosion and sediment control measures (Slope Stability/Erosion BMP-1-10) to minimize soil loss and sedimentation of the San Diego River. The Project would not alter drainage patterns or increase post-fire flood or landslide hazards. Therefore, with implementation of BMPs, impacts related to post-fire flooding, erosion, and slope instability would be less than significant.

SECTION III. IMPACTS THAT ARE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

The City Council hereby finds that mitigation measures have been identified in the EIR and these Findings that avoid or substantially lessen the following potentially significant environmental impacts to a less-than-significant level. The mitigation measures are set forth in full below and in the Mitigation Monitoring and Reporting Program (Exhibit B).

A. BIOLOGICAL RESOURCES

1. Sensitive Species

Threshold 4-1-1: 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 incorporated. (Draft EIR, pp. 4.1-58–4.1-61.) Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Explanation:

Special-status plant species present or considered present (San Diego marsh-elder and white rabbit-tobacco) and the five additional special-status plant species determined to have a moderate to high potential to occur on the Project Site could be present in native habitats located in Zones 1 to 3. Therefore, direct impacts would be potentially significant; however, implementation of **MM BIO-1 Pre-Construction Survey and Special-Status Plant Species Avoidance**, would require identification and avoidance of special-status plants before work begins, reducing direct impacts to a less-

than-significant level. Indirect impacts associated with vegetation management activities, such as altered hydrology, reduced water quality, soil compaction, dust generation, and invasive species spread, would be minimized through implementation of **MM BIO-1, MM BIO-2 Standard Best Management Practices [BMPs]**, and **MM BIO-3 Biological Monitor**. With implementation of MM-BIO 1-3, impacts to special-status plants would also be less than significant.

Special-Status Wildlife Species. Twenty-four special-status wildlife species are known or have a moderate to high potential to occur within the Project Site. Although direct injury is unlikely due to the mobility of most species, **MM BIO-3 Biological Monitor** would be implemented to ensure no special-status wildlife are injured or harmed during Project activities.

The Project has potential to impact suitable habitat for least Bell's vireo, yellow-breasted chat, and yellow warbler, Coastal California Gnatcatcher, and native bats. With implementation of **MM BIO-4 Mitigation for Impacts to Sensitive Vegetation Communities, MM BIO-5 Avoidance of Listed Species Take: Least Bell's Vireo, MM BIO-6 Avoidance of Listed Species Take: Coastal California Gnatcatcher, MM BIO-7 Nesting Bird Survey, MM BIO-8 Avoidance of Listed Species Take: Crotch's Bumble Bee**, direct impacts to habitat of special status species would be less than significant. More broadly, indirect impacts to special-status wildlife from altered hydrology, reduced water quality, soil compaction, dust generation, and invasive species spread would be avoided or minimized through implementation of **MM BIO-2 Standard BMPs** and **MM BIO-3 Biological Monitor**. Therefore, impacts to special-status wildlife would be less than significant.

MM BIO-1 Pre-Construction Survey and Special-Status Plant Species Avoidance. No vegetation management activities occurring in Zone 3 or other native and non-native brush thinning occurring in Zones 1 and 2 shall occur within known populations of San Diego marsh-elder and white rabbit-tobacco or any other special-status plant species. Prior to initiation of Project activities, a qualified biologist (i.e., a person having at minimum a BS or BA in wildlife management, ecology, zoology, botany, biology, or other closely related field, and at least 2 years' experience conducting field investigations in San Diego County) approved by the City of Santee shall conduct a pre-construction presence/absence survey for special-status plants within the impact footprint and flag any special-status plants, including the known locations of San Diego marsh-elder and white rabbit-tobacco. If surveys are conducted pursuant to the FEMA Programmatic Biological Opinion for federally listed plant species, the qualified biologist shall be approved by the Carlsbad Fish and Wildlife Office (CFWO) in accordance with Gen AMMA 16. If a special-status plant is observed, the biological monitor shall delineate an appropriate buffer zone (a minimum of 10 feet) depending on the sensitivity of the resource and the nature of the activity being conducted. Project activities shall completely avoid impacts to any special-status plant species.

MM BIO-2 Standard Best Management Practices (BMPs). The following BMPs, when applicable, shall be included as part of the Project in accordance with Section 5.5.1.1 of the Draft Santee Multiple Species Conservation Program Subarea Plan

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(City of Santee 2025). The City of Santee shall have the right to access and inspect any treatment sites for compliance with Project approval conditions including these BMPs.

Delineation of Environmentally Sensitive Areas

- Prior to Project implementation, highly visible barriers (such as orange construction fencing, stakes, or flagging depending on the size of the treatment area and the sensitivity and proximity of the biological resources) shall be installed to designate environmentally sensitive areas (e.g., special-status plant locations, nesting birds, etc.) to be protected from vegetation management related activities. Environmentally sensitive areas to be avoided shall be identified during the pre-construction surveys described in MM BIO-1 and MM BIO-3 and implemented by a qualified biologist approved by the City of Santee. No Project activity of any type shall be permitted within these environmentally sensitive areas (with exceptions for removal of dead/decaying and non-native species within jurisdictional aquatic resource areas in Zone 3). In addition, heavy equipment, including motor vehicles, shall not be allowed to operate within the environmentally sensitive areas. All vegetation management equipment shall be operated in a manner so as to prevent accidental damage to environmentally sensitive areas and associated barriers. No structure of any kind, equipment staging, incidental storage of equipment or supplies, or access roads shall be allowed within these protected zones. Silt fence barriers shall be installed, as appropriate, at the environmentally sensitive area boundary to prevent accidental deposition of fill material or sediment runoff into areas where sensitive biological features are adjacent to treatment areas. Flagging and/or fencing shall be removed upon completion of the activities.

Invasive Species Control

- Invasive exotic plant species shall be removed from the Project work area and controlled during vegetation management periods. Project measures shall be included to ensure invasive plant material is not spread from the Project Site to other areas by disposal off site or by tracking seed on equipment, clothing, and shoes. Equipment/material imported from an area of invasive plants must be identified and measures implemented to prevent importation and spreading of non-native plant material within the Project Site. Disposal of the plant debris shall follow the regulations set by the County of San Diego agriculture commissioner. All vegetation management equipment shall be cleaned to remove dirt, seeds, vegetative material, or other debris that could contain or hold seeds of noxious weeds before arriving to and leaving from the Project Site. Eradication strategies (i.e., exotic plant abatement programs) shall be employed should an invasion occur during vegetation management activities.

Trash Control

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- To avoid attracting predators of Covered Species and other special-status species, the Project Site shall be kept clean of debris. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site(s) daily.

On-Site Training and Monitoring

- All personnel involved in the on-site Project activities shall be required to participate in a pre-activity training and education program administered by the City, or their designee, to understand the avoidance and minimization obligations of the Project.
- The City shall require that a qualified biologist monitor Project activities for the duration of the Project to ensure that measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources. The biological monitor shall notify the City immediately of any non-compliance, and the City shall make an assessment that generates appropriate measures for the contractor to implement for remediation.

Water Quality Best Management Practices

- The vegetation treatment contractors shall implement BMPs to protect water quality. To minimize soil disturbance, the vegetation treatment contractors shall leave stumps from removed trees and shrubs intact, with stump heights not exceeding 6 inches, as measured from the uphill side as described in the Fuels Treatment Plan (City of Santee 2026).
- Actions to prevent sediment or debris from entering watercourses, aquatic areas, wetlands, and riparian areas during and after Project activities may include, but are not limited to, the following BMPs: silt fencing, fiber rolls and other erosion control blankets, gravel bag berms, sand bag barriers, tracking controls, stockpile management, dry season scheduling, preservation of existing vegetation, temporary soil stabilization, and dust and erosion control.
- No site personnel shall discharge solid or liquid materials into jurisdictional water features, wetland or riparian areas, or other sensitive habitats. Service and refueling of equipment shall only occur in areas that will not allow grease, oil, fuel, or other hazardous materials to pass into streams or retained vegetation. If discharged materials are observed during work activities, the biological monitor shall notify the City and appropriate entities immediately, including but not limited to applicable jurisdictional City or County, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or Regional Water Quality Control Board, and the City shall make an assessment that generates appropriate measures for the

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contractor to implement for remediation. Spills shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

MM BIO-3 Biological Monitor. A qualified biological monitor (i.e., a person having at minimum a BS or BA in wildlife management, ecology, zoology, botany, biology, or other closely related field, and at least 2 years' experience conducting field investigations in San Diego County) approved by the City of Santee shall be present to conduct a pre-activity sweep (i.e., pre-construction survey) of the work area prior to the commencement of work activities. Where monitoring is required pursuant to the FEMA Programmatic Biological Opinion for federally listed species, monitoring shall be conducted by or under the supervision of a CFWO-approved biologist in accordance with Gen AMM 16. The qualified monitor shall remain present during any Project activities in Zones 1 to 3 that occur in sensitive vegetation communities, as defined herein), to ensure no sensitive biological resources (i.e., sensitive vegetation communities, special-status species, and jurisdictional aquatic resources) are being adversely impacted from Project implementation in Zone 3 and that no special-status species or nesting birds are being adversely impacted from Project implementation in Zones 1 and 2. If a sensitive biological resource is observed during Project activities or during pre-construction surveys, the biological monitor shall delineate an appropriate buffer zone (a minimum of 10 feet) depending on the sensitivity of the resource and the nature of the activity being conducted.

If fencing for temporary noise abatement (i.e., 8-foot-tall [minimum height] plywood sheet barriers or acoustical blankets suspended on chain-link fencing or other support means) is required along or parallel with an extent of the Project boundary that adjoins the receiving noise-sensitive property then prior to the use of temporary noise abatement, a qualified biologist shall confirm and verify with the City that the placement of the barriers are not located within any environmentally sensitive areas (e.g., special-status plant locations, sensitive vegetation communities, or jurisdictional aquatic resources) and would not impact any wildlife species or their movement.

MM BIO-4 Sensitive Vegetation Communities. Unintended impacts (i.e. sensitive vegetation removal) to sensitive natural communities occurring from thinning or trimming activities in Zones 1 and 2 would be remedied through restoration of the affected area. This would entail restoring the disturbed area to pre-project or ecologically improved conditions typically within one year of completing activities. A restoration plan will be prepared for and approved by the City, and depending on the area affected any other appropriate regulatory agency (i.e. USFWS, CDFW, USACE, and/or RWQCB), that includes: details for the restoration activities, a description of how the proposal provides offsets for the temporal loss, success criteria and the timeline for restoration. If habitat is unable to be restored, or the restoration does not meet the success criteria, the impacts would be considered permanent and would require mitigation consistent with the ratios identified in Table 1 below. This mitigation would entail a mitigation plan outlining the enhancement or restoration of habitat within City Owned Preserve Lands or through acquisition of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. The mitigation plan shall include at a minimum: details for the mitigation

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activities including the target function and services for the native plant communities established, mitigation work plan, performance standards, funding mechanism, and the timeline for completion of the mitigation program. The mitigation site would be included in the Managed Preserve and managed and monitored in perpetuity with funding for long-term management and monitoring provided through a non-wasting endowment.

Mitigation Ratios for Permanent Unintended Impacts

Vegetation Type ^a	Habitat Criteria	Mitigation Ratio
Riparian Forest/ Woodland	All riparian forest, including oak riparian	3:1
Riparian Scrub	Drainages with riparian scrub	3:1
Freshwater Marsh, Freshwater Seep, Disturbed Wetlands, Natural Channel, Open Water ^e	Absence of native species or small (<0.25 acre) amount of habitat	2:1 ^f
	Presence of native species or large (>0.25 acre) amount of habitat	3:1
Vernal Pools ^b	Natural Vernal Pool	4:1
	Man-made vernal pools with indicator plant species	3:1
	Man-made pools with covered wildlife species	3:1
Oak Woodland	Oak woodland containing any Engelmann oaks	3:1
Individual Oaks	Trees with at least on trunk of 6" or more Dbh ^c or multi-trunked native oaks with aggregate diameter of 10" of more.	10:1 by tree
Coastal Sage Scrub Coastal Sage/ Chaparral Scrub	Habitat small, isolated patches <1 acres	2:1
	Habitat patches >1 acre	3:1
Chaparral	All	2:1
Native Grassland	All	3:1

Mitigation Ratios for Permanent Unintended Impacts

Vegetation Type ^a	Habitat Criteria	Mitigation Ratio
Non-native grassland	All	1:1
Disturbed lands, Eucalyptus, agricultural lands ^d	No known habitat value for Covered Species	None
	Habitat value for or presence of burrowing owls	1:1 as appropriate to ensure like value

Notes:

- ^a Vegetation types based on the Holland Vegetation classification system. See Appendix E, *Vegetation Communities Descriptions*. All other natural habitat types not listed in this table have a 1:1 mitigation ratio requirement.
- ^b Vernal pool mitigation must meet a 'no net loss' criteria through creation of new vernal pool habitat and/or restoration or enhancement of existing vernal pool habitat. Preservation of existing vernal pool alone does not provide mitigation credits. If an existing vernal pool is significantly disturbed, enhancement of the existing pool can be implemented to provide up to a 1:1 mitigation credits towards the total requirement.
- ^c Dbh = Diameter at Breast Height. Tree diameter is measured at 4 ½ feet above ground level. This measure is known as diameter at breast height or DBH. Diameter can be measured with diameter tape
- ^d Disturbed land may include agricultural lands, ruderal, eucalyptus, and previously authorized graded areas.
- ^e Any impacts to open water areas within abandoned sand mining pits along the San Diego River should be mitigated with creation of riparian scrub or riparian woodland, as these open water areas are unnatural, are relatively common, and these same areas likely supported riparian areas before mining occurred.
- ^f Different ratios may be required under separate regulatory programs under the Clean Water Act, the Porter-Cologne Water Quality Control Act, and Section 1600 et seq. of the Fish and Game Code.

MM BIO-5 Avoidance of Listed Species Take: Least Bell's Vireo. All riparian habitat tree trimming or thinning within Zones 1 and 2 and invasive species removal in Zone 3 shall occur outside the least Bell's vireo breeding season (April 1 through August 15). If that is not possible then no vegetation management activities shall occur during the least Bell's vireo breeding season until the following requirements have been met:

1. A qualified biologist shall conduct a focused pre-construction-level survey for least Bell's vireo using the most recent protocol within all fuel reduction areas containing suitable riparian habitat including a 500-foot buffer. A minimum of three surveys shall be performed 3 days prior to Project activities. If presence of least Bell's vireo is determined or assumed to occur on the Project Site, the following measures shall be required to be implemented:

a. No vegetation removal shall occur within occupied habitat during the least Bell's vireo breeding season (April 1 to August 15) or until the nest has shown to be vacated. A 500-foot buffer shall be required around the nest site. If 100% avoidance of occupied habitat is not feasible, consultation with USFWS and California Department of Fish and Wildlife (CDFW) shall be initiated prior to implementation of any activities that may impact occupied habitat, directly or indirectly.

MM BIO-6 Avoidance of Listed Species Take: Coastal California Gnatcatcher. To the maximum extent feasible, staging areas, equipment storage areas, and access routes shall be located outside coastal sage scrub, alluvial fan scrub, and

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other suitable coastal California gnatcatcher habitat and shall utilize existing disturbed areas and roads whenever practicable.

All coastal sage scrub thinning shall occur outside the coastal California gnatcatcher breeding season (March 15 through August 15). If that is not possible then no vegetation management activities shall occur during the coastal California gnatcatcher breeding season (February 15 through August 15) until the following requirements have been met:

1. A permitted biologist (i.e., possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall conduct a focused protocol-level survey (i.e., three visit survey) for coastal California gnatcatcher (*Polioptila californica californica*) using the most recent protocol (U.S. Fish and Wildlife Service [USFWS] 1997 Coastal California Gnatcatcher Presence/Absence Survey Guidelines) 3 days prior to Project activities within all fuel reduction areas containing coastal sage scrub including a 500-foot buffer. If presence of coastal California gnatcatcher is determined or assumed to occur on the Project Site, the following measures shall be required to be implemented by the applicant:

a. No vegetation trimming or thinning shall occur within occupied habitat during the coastal California gnatcatcher breeding season (February 15 to August 15). A minimum 500-foot buffer shall be established around occupied nests unless a larger buffer is determined necessary by the permitted biologist based on species behavior, topography, existing disturbance conditions, or other site-specific factors.

b. The buffer shall be required around the nest site until it is shown to be vacated. If 100% avoidance of occupied habitat is not feasible, consultation with USFWS and California Department of Fish and Wildlife (CDFW) shall be initiated prior to implementation of any activities that may impact occupied habitat, directly or indirectly.

c. Other measures from FWS-CFWO-16B0293-18F1358; Section 7 Consultation on FEMA Disaster, Mitigation and Preparedness Programs in Imperial, Inyo, Kern, Los Angeles, Orange, Riverside, San Bernardino, and San Diego Counties, California Coastal California Gnatcatcher CAGN-1 through CAGN-4 will apply. CAGN-5 through CAGN-7 do not apply as this project is intended to enhance native habitat and species.

MM BIO-7 Nesting Bird Survey. All nesting bird habitat trimming or thinning shall occur outside the nesting bird breeding season (February 15 through September 30). If the Project requires that work be initiated during the breeding season for nesting birds, in order to avoid direct impacts on active nests, a pre-construction survey shall be conducted in the Project Site and within 500 feet of the Project Site containing suitable nesting resources, by qualified biologists for nesting birds and/or raptors within 3 days prior to Project activities. If the biologist does not find any active nests within or immediately adjacent to the impact areas (i.e., 500 feet), the vegetation clearing work shall be allowed to proceed. If the biologist finds an active nest within or immediately adjacent to the work area and determines that the nest may be impacted or breeding

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activities substantially disrupted, the biologist shall delineate an appropriate buffer zone. A minimum buffer ranging from 50 feet for common or disturbance-tolerant species to 500 feet for raptors and special-status species. Larger buffers may be established by the qualified biologist based on species sensitivity, nesting stage, line-of-sight conditions, topography, ambient noise levels, observed behavioral responses, or the nature of the proposed activity. The nest area and buffer zone shall be avoided until the nest is vacated and the juveniles have fledged or the nest fails. Status of the nest shall be monitored by a qualified biologist. A report shall be submitted to the City of Santee and Wildlife Agencies (i.e., U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) for review prior to discontinuing the noise limits and nest buffers. The nest buffer area shall be demarcated in the field with flagging and stakes or construction fencing. Personnel, including all contractors working on site, are required to be instructed on the sensitivity of the area. No Project activities shall encroach into established buffers without the consent of a monitoring biologist. The buffer shall remain in place until it is determined that the nestlings have fledged and the nest is no longer active. Work can proceed into the buffer when the qualified biologist has determined that the nest is no longer active or if appropriate noise mitigation is in place.

MM BIO-8 Avoidance of Listed Species Take: Crotch's Bumblebee. A pre-construction survey shall be conducted by a qualified biologist with expertise in surveying for bumble bees no more than 5 days prior to any Project activities occurring within Zones 1, 2, or 3. If a Crotch's bumble bee nest is detected during the pre-construction survey, the Project's biological monitor shall establish, monitor, and maintain a no-work buffer around the nest. The size and configuration of the no-work buffer shall be based on best professional judgment of the Project biologist in consultation with the Wildlife Agencies. The buffer shall provide at least 50 feet of clearance around nest entrances. Project activities shall not occur within the no-work buffer until the colony is no longer active. To determine that a nest is no longer active, the nest shall be observed for a minimum of 60 minutes each day across a minimum of 3 days during suitable flight weather (i.e., ambient air temperature between 60° and 90° degrees F, winds under 10 mph, and no precipitation higher than a drizzling rain). If no bees are seen flying in or out of the nest by the end of the observation period, it shall be determined that the nest is no longer active. If Project activities occur outside of the colony active period (April 1–August 31), then pre-construction surveys for active bee nest colonies are not required.

If Crotch's bumble bee is observed during the pre-construction survey, the Project's biological monitor shall ensure the individual(s) are not impacted by Project activities through establishment of a no-work area. The biological monitor shall also review the immediate vicinity to ensure no nests are present.

2. Riparian Habitat and Sensitive Natural Community

Threshold 4.3-2: 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?

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Finding: Less than significant with mitigation incorporated. (Draft EIR, pp. 4.-61–4.1-73.) Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Explanation:

The Project would treat approximately 18.02 acres within Zone 1 and 2 of sensitive vegetation communities such as coastal sage scrub, coast live oak woodland, freshwater marsh, mulefat scrub, and riparian habitats. Treatment activities would include shrub trimming and grass mowing conducted in accordance with ISA and ANSI standards to minimize likelihood of plant death. Vegetation management within Zone 3 would be limited to the removal of dead, dying, diseased, or invasive vegetation and is not expected to impact sensitive vegetation communities. However, any unintended impacts to sensitive vegetation would be considered significant and mitigated through **MM BIO-4 Mitigation for Impacts to Sensitive Vegetation Communities**. In addition, **MM BIO-3 Biological Monitor** would ensure that treatment activities remain within designated work areas and avoid impacts to sensitive resources. Because Zone 3 treatment areas are based on preliminary field mapping, the Project would implement **MM BIO-9 Tree Survey**, requiring a certified arborist to conduct comprehensive mapping and identification of all dead, dying, diseased, and invasive trees proposed for removal before work begins. Native tree and shrub species would only be removed if they are determined to be dead or dying. Indirect impacts to sensitive vegetation communities in Zones 1 through 3, including effects from reduced water quality, altered hydrology, soil compaction, dust generation, and invasive species spread, could occur during vegetation management activities. These impacts would be avoided or minimized through implementation of **MM BIO-2 Standard Best Management Practices** and **MM BIO-3 Biological Monitor**. With implementation of mitigation, impacts to sensitive vegetation communities would be less than significant.

MM BIO-9 Tree Survey. Prior to the commencement of vegetation management activities within Zones 1 to 3, a Certified Arborist shall be present to conduct a comprehensive tree inventory to determine the exact locations for dead, dying, and invasive species slated for removal. The comprehensive tree inventory may also occur concurrently with vegetation management activities so as not to interfere with Project timing. Trees shall be marked or flagged by the Certified Arborist for the contractor and the tree inventory and removal tracking shall be provided to the City of Santee.

3. Wetlands

Threshold 4.1-3: Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Finding: Less than significant with mitigation incorporated. (Draft EIR, pp. 4.1-74– 4.1-75.) Changes or alterations have been required in, or incorporated into, the

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Project which avoid or substantially lessen the significant environmental effect as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Explanation:

Approximately 14.98 acres of potentially jurisdictional aquatic resources occur within the treatment footprint in Zones 1 and 2, including 0.71 acre of non-wetland waters/streambed and 14.27 acres of wetland and riparian habitat. Activities in Zone 3 would be limited to the removal of dead, dying, or invasive vegetation and are not anticipated to result in direct impacts to jurisdictional aquatic resources. Implementation of Brush thinning activities within jurisdictional aquatic resources would require permits from the USACE, RWQCB, and CDFW pursuant to **MM BIO-10 Jurisdictional Aquatic Resources Permitting**, **MM BIO-11 Jurisdictional Aquatic Resource Avoidance** and **MM BIO-3** Biological Monitor would ensure treatment remains confined to targeted vegetation and avoids aquatic resource areas and ensure activities comply with permit requirements. If any unintended impacts occur, **MM BIO-4** would be implemented. Indirect impacts, including reduced water quality, altered hydrology, soil compaction, dust generation, and invasive species spread, would be minimized through **MM BIO-2** (Standard BMPs) and **MM BIO-3** (Biological Monitor). With implementation of mitigation, impacts to jurisdictional aquatic resources would be less than significant.

MM BIO-10 Jurisdictional Aquatic Resources Permitting. The City of Santee shall obtain the applicable permits for treatment activities (i.e., trimming or thinning of native or non-native vegetation within Zones 1 and 2) occurring within jurisdictional aquatic resources, such as a Section 404 permit from USACE, a Streambed Alteration Agreement from CDFW, and a 401 Water Quality Certification/Waste Discharge Requirement from the RWQCB. No native or non-native vegetation trimming or thinning in Zones 1 and 2 shall occur within any jurisdictional riparian/wetland vegetation communities on the Project Site prior to issuance of aquatic resources permits.

MM BIO-11 Jurisdictional Aquatic Resources Avoidance. Vegetation management activities occurring within Zone 3 shall only involve treatment or removal of dead, dying, or invasive species. The Project shall commit to avoid impacting streams within Zones 1, 2, and 3 by crossing them using temporary rubber mats or pads to distribute weight and minimize vegetation trampling and soil disturbance, and helicopter and/or crane removal where equipment access is constrained and hand carry is infeasible.

B. CULTURAL AND TRIBAL CULTURAL RESOURCES

1. Archaeological Resources

Threshold 4.2-1: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

Finding: Less than significant with mitigation incorporated. (Draft EIR, pp 4.2-11-12.) Changes or alterations have been required in, or incorporated into, the Project

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which avoid or substantially lessen the significant environmental effect as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Explanation:

Archaeological resources sites CA-SDI-005050, CA-SDI-010148, SDRFM-DF-S-002, and SDRFM-DF-S-003 have been identified within the project site. Due to this and the Project's location within the San Diego River corridor, there is an increased potential that Project associated ground disturbance would have the potential to impact unanticipated archaeological resources. For this reason, the Project Site should be treated as potentially sensitive for archaeological resources. With Implementation of **MM CUL-1: Resource Avoidance**, and **MM CUL-2: Cultural Resources Monitoring**, the Project would avoid direct impacts to the three identified archaeological sites and would reduce potential impacts to unanticipated archaeological resources. Therefore, with incorporation of **MM CUL-1** and **MM CUL-2**, impacts to archaeological resources would be **less than significant**.

MM CUL-1 Resource Avoidance. Measures shall be taken to prevent inadvertent disturbance of archaeological resource sites CA-SDI-005050, CA-SDI-010148, SDRFM-DF-S-002, and SDRFM-DF-S-003. Prior to the commencement of any ground-disturbing activities within 100 feet of the resource boundaries of CA-SDI-005050, CA-SDI-010148, SDRFM-DF-S-002, and SDRFM-DF-S-003, temporary work buffers shall be placed to protect the sites from inadvertent disturbances associated with project implementation. Following Project implementation within the vicinity of CA-SDI-005050, CA-SDI-010148, SDRFM-DF-S-002, and SDRFM-DF-S-003, the temporary work buffers shall be removed. Temporary work buffers may include exclusionary fencing, flagging, and/or Environmentally Sensitive Area (ESA) signage. An archaeological monitor shall guide the placement and erection of the temporary work buffers to ensure archaeological sites CA-SDI-005050, CA-SDI-010148, SDRFM-DF-S-002, and SDRFM-DF-S-003 are properly protected.

Temporary work buffers shall remain in place for the duration of Project activities occurring in the vicinity of the resource. Following completion of work within each protected area, buffers shall be removed. The archaeological monitor shall confirm that removal occurs only after all potential disturbance risks have ended.

Under no circumstances shall Project personnel, equipment, or materials enter the established buffer zones. If construction staff, monitors, or City representatives observe potential encroachment or damage, ground-disturbing activities shall be immediately redirected or halted until appropriate corrective action is taken.

MM CUL-2 Cultural Resources Monitoring. To mitigate for potential impacts to previously unknown, buried cultural resources within the Project APE and to prevent impacts to known archaeological resources, an archaeological monitoring program shall be implemented pursuant to the City of Santee (City) regulations, the California Environmental Quality Act (CEQA), and Section 106 of the National Historic Preservation Act and shall include the following requirements:

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- Pre-Construction
 - o The applicant shall contract a Secretary of Interior qualified Lead Archaeologist to oversee the cultural monitoring program. The Lead Archaeologist shall contract with a Kumeyaay monitor to conduct Native American monitoring for the Project. The Lead Archaeologist and Kumeyaay Native American monitor(s) shall attend the pre-construction meeting to explain the monitoring requirements
- Construction
 - o Monitoring. Both the archaeological and Kumeyaay Native American monitor(s) are to be on site during initial ground-disturbing activities. The frequency and location of monitoring of native soils will be determined by the Lead Archaeologist in consultation with the Kumeyaay Native American monitor(s).
 - o If cultural resources are identified:
 - Both the archaeological and Kumeyaay Native American monitor(s) have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The archaeological monitor shall contact the Lead Archaeologist.
 - The Lead Archaeologist shall contact the City.
 - The Lead Archaeologist in consultation with the City and Kumeyaay Native American monitor(s) shall determine the significance of discovered resources. Construction activities will be allowed to resume after the City has concurred with the significance evaluation.
 - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the archaeological monitor, the Kumeyaay Native American monitor(s) may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
 - If cultural resources are determined to be potentially significant, avoidance measures will be developed by the Lead Archaeologist in consultation with the Kumeyaay Native American monitor(s) and approved by the City. If avoidance is not feasible, a research design and data recovery plan shall be prepared by the Lead Archaeologist in consultation with

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the Kumeyaay Native American monitor(s) and approved by the City. The preferred option is avoidance.

- o If human remains are identified
 - Upon the identification of possible human remains, no further disturbance shall occur in the area of the find until procedures stipulated in Public Resources Code Section 5097.98, CEQA Section 15064.5 and Health and Safety Code Section 7050.5 are completed.
- Upon completion of project ground disturbance, a final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center and any culturally affiliated tribe who requests a copy.

2. Human Remains

Threshold 4.2-3: Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Finding: Less than significant with mitigation implemented. (Draft EIR, p. 4.2 -12.). Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Explanation:

No prehistoric or historic burials were identified within or immediately adjacent to the Project Site and is not part of a dedicated cemetery and as such, the likelihood of disturbing human remains is low. However, the possibility of encountering human remains within the Project Site exists. In the unexpected event that human remains are unearthed during construction activities, impacts would be potentially significant. However, because inadvertent discovery of human remains cannot be ruled out, to reduce potential impacts, **MM CUL-3** requires that if human remains are discovered, all work in the vicinity of the find shall stop and the County Coroner and the City shall be notified immediately. If the remains are determined to be Native American, the County Coroner would notify the NAHC, which would determine and notify an MLD. With incorporation of **MM CUL- 3**, impacts associated with human remains would be less than significant.

MM CUL-3 Unanticipated Discovery of Human Remains. In order to mitigate impacts to human remains to a level that is less than significant, procedures for proper treatment of unanticipated discoveries must comply with the California Environmental Quality Act (CEQA) Guidelines. In the event of discovery of unanticipated human remains, personnel shall comply with Public Resources Code Section 5097.98, CEQA Section 15064.5, and Health and Safety Code Section 7050.5 during earth-disturbing activities:

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If any human remains are discovered, the construction personnel or the appropriate representative shall contact the County Coroner and the City. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the Most Likely Descendant regarding their recommendations as required by California Public Resources Code Section 5097.98 has been conducted. California Public Resources Code Section 5097.98, CEQA Section 15064.5 and Health and Safety Code Section 7050.5 shall be followed.

3. Tribal Cultural Resource

Threshold 4.2-4: 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 implemented. (Draft EIR, p. 4.2 -16). Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Explanation:

The Project would result in potentially significant impacts if Tribal Cultural Resources (TCRs) were to be found during project activities. With implementation of **MM CUL 1** and **MM CUL 2**, the Project would avoid inadvertent disturbance to resources with potential tribal cultural significance and ensure that tribal monitors participate directly in ground disturbing activities and in all vegetation management activities decisions for discoveries. Impacts to TCRs would be less than significant with mitigation incorporated.

4. Native American Tribal Cultural Resource

Threshold 4.2-5: 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 Public Resources Code Section

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

Finding: Less than significant with mitigation implemented. (Draft EIR, p. 4.2-17). Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Explanation:

The Project would result in potentially significant impacts if TCRs were found during project activities. With implementation of **MM CUL 1** and **MM CUL 2**, the Project would avoid inadvertent disturbance to resources with potential tribal cultural significance and ensure that tribal monitors participate directly in ground disturbing activities and in all vegetation management activities decisions for discoveries. Impacts to TCRs would be less than significant with mitigation incorporated.

C. NOISE

1. Ambient Noise Levels

Threshold 4.5-1: Would the project result in 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 implemented. (Draft EIR, p. 4.5-6–4.5-9.) Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the EIR. (State CEQA Guidelines, section 15091(a)(1).)

Explanation:

Noise associated with the initial treatment and maintenance of vegetation would primarily come from the use of equipment. Noise from vegetation management activities are temporary and would vary hour to hour and day to day depending on the equipment in use, the operations performed, and the distances between these multiple sources of noise emission and a receptor of interest having a fixed location. If equipment would be located at a horizontal distance of less than 45 feet, there is potential for exposure levels to be greater than 80 dBA 8-hour Leq. **MM NOI-1** would apply either administrative noise controls or temporary noise abatement to yield receiver exposure levels that are predicted to be less than 80 dBA 8-hour Leq and thus impacts would be less than significant with mitigation.

In addition to the above, the Project would be required to comply with the ordinances for construction equipment outlined in Section 5.04.090 of the City's municipal code, which includes limiting construction equipment use to Mondays through Saturdays

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between 7:00 a.m. and 7:00 p.m., and any construction equipment with a manufacturer's noise rating of 85 dBA Lmax or greater can only operate at a specific location for 10 consecutive workdays without a notice provided to property owners. Therefore, implementation of Project mechanically supported vegetation treatment activities would not result in the exposure of noise-sensitive receptors to a substantial temporary increase in ambient noise levels.

MM NOI-1: Noise Reduction Techniques Should mobile or stationary heavy construction equipment (i.e., self-propelled or electrically, mechanically, or hydraulically powered) associated with Project implementation operate at horizontal distances closer than 45 feet horizontal to an off-site noise-sensitive receiver position (e.g., exterior of an existing residence), the Project contractor(s) shall apply either of the following options as noise reduction techniques to keep noise exposures at or below the FTA guidance-based threshold (80 dBA 8-hour Leq during daytime hours):

Administrative noise control – reduce heavy equipment operation time to just 1 hour per 8-hour period; or

Temporary noise abatement – install 8-foot-tall (minimum height) plywood sheet barriers (or acoustical blankets suspended on chain-link fencing or other support means) along or parallel with an extent of the Project boundary that adjoins the receiving noise-sensitive property. The barrier extent shall have, end to end, a length of no less than the sum of the width of the property to be protected plus four times the perpendicular distance between it and the receiver position, where this perpendicular is extended from (or through) the midpoint of the receiving property line. Prior to the installation and use of temporary noise abatement, a qualified biologist shall confirm and verify with the City that the placement of the barriers are not located within any environmentally sensitive areas (e.g., special-status plant locations, sensitive vegetation communities, or jurisdictional aquatic resources) and would not impact any wildlife species or their movement.

SECTION IV. CUMULATIVE IMPACTS

The City Council hereby finds, based on substantial evidence in the record, that the cumulative impacts of the Proposed Project are as set forth below.

A. BIOLOGICAL RESOURCES

Finding: Not cumulatively considerable. (Draft EIR, Chapter 6.)

Explanation:

The project would result in impacts to special-status species, sensitive natural communities, and wetlands, however, the Project's impact would be reduced to less than significant with implementation of mitigation measures (MM-BIO-1 through MM-BIO-11). Similar to the proposed Project, cumulative projects have the potential to result in direct and/or indirect impacts to special-status species, sensitive natural communities, and wetlands. However, similar to the Project, other cumulative projects located within the Draft Santee MSCP Subarea Plan area would be required to meet or exceed MSCP requirements

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directed toward regional conservation and project-specific mitigation measures would be implemented, as required, to avoid or minimize potential direct or indirect impacts to special-status species, sensitive natural communities, and wetlands to a less-than-significant level. With this mitigation, the Project's incremental contribution to cumulative biological impacts would not be cumulatively considerable across all thresholds.

B. CULTURAL AND TRIBAL CULTURAL RESOURCES

Finding: Not cumulatively considerable.(Draft EIR, Chapter 6.)

Explanation:

No known built environment resources are located within the Project Site; none of the adjacent historic-age properties are listed in or determined to be eligible for listing in the National Register of Historic Places and the California Register of Historical Resources or included in a local register. Due to archaeological resources being located on site, the numerous cultural resources previously identified in the Project vicinity, and the Project's location within the San Diego River Corridor, there is an increased potential that Project-associated ground disturbance would have the potential to impact unanticipated archaeological resources. Implementation of the Project, in combination with cumulative projects, would involve ground-disturbing activities that could result in discovery of or damage to previously undiscovered archaeological resources. However, the Project would not be cumulatively considerable because implementation of MM CUL-1 and MM CUL-2 would reduce Project impacts associated with accidental damage to known and unknown resources to a less-than-significant level.

Future proposed projects within the surrounding Project site could potentially disturb human remains, and, similar to the Project, future proposed projects would be required to comply with Public Resources Code Section 5097.98, CEQA Section 15064.5, and Health and Safety Code Section 7050.5. However, with incorporation of MM CUL-3, impacts associated with human remains would be less than significant. As such, the Project's potential contribution to impacts related to potential to disturb human remains would not be cumulatively considerable.

Although no known Tribal Cultural Resources have been formally identified at this time, there remains the potential for previously unknown (buried) tribal cultural resources to be encountered or adversely changed during vegetation management activities. Cumulative projects within the surrounding Project area could potentially contribute to cumulative adverse changes to tribal cultural resources. Implementation of MM CUL-1 and MM CUL-2 would reduce the Project's impacts associated with accidental damage to currently unrecorded/unknown tribal cultural resources to a level of less than significant. Therefore, the Project's potential contribution to impacts related to unknown tribal cultural resources would not be cumulatively considerable.

C. HAZARDS AND HAZARDOUS MATERIALS

Finding: Not cumulatively considerable.(Draft EIR, Chapter 6.)

Explanation:

The proposed Project would involve temporary and intermittent use of limited quantities of hazardous materials associated with vegetation management and would implement Project design features and BMPs to prevent releases and exposure; implement spill prevention, containment, and cleanup. Because the Project's hazardous materials use would be short-term, controlled, and regulated, and because cumulative projects would be subject to similar regulatory requirements, the Project's incremental contribution to cumulative impacts related to hazards and hazardous materials would not be cumulatively considerable.

Additionally, the proposed Project is a hazard mitigation project designed to reduce fuel loads, fuel continuity, and wildfire intensity. The Project would contribute to a net reduction in wildfire hazard rather than an increase. Therefore, the Project's contribution to cumulative wildfire risk would not be cumulatively considerable.

D. HYDROLOGY AND WATER QUALITY

Finding: Not cumulatively considerable.(Draft EIR, Chapter 6.)

Explanation:

Similar to the Proposed Project, cumulative projects could also result in short-term water quality impacts during construction or vegetation related activities. Cumulative projects would be required to comply with applicable stormwater regulations and implement measures as required to avoid or minimize potential sediment or pollutant discharges. The Project would implement BMPs to reduce the potential for sediment or pollutant releases, and the Project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Therefore, the Project's contribution to cumulative water quality impacts would not be cumulatively considerable.

Cumulative projects within the Project vicinity may introduce new impervious surfaces and minor reductions in infiltration. Given that the Project would not introduce impervious services or extract groundwater, the Project's contribution to impacts related to groundwater would not be cumulatively considerable.

E. NOISE

Finding: Not cumulatively considerable.(Draft EIR, Chapter 6.)

Explanation:

Implementation of the Project as well as cumulative development Projects within its vicinity would all be subject to applicable noise standards. On this basis, and because noise impacts of the Project with respect to relevant standards would be less than significant with implementation of MM-NOI-1, the Project would not contribute to cumulative exceedances of noise standards, and its incremental effect would be a less-

than-significant impact. Groundborne vibration attenuates rapidly, making overlapping vibration at a common receptor unlikely, and the Project does not include uses conflicting with Gillespie Field airport noise standards. The Project's incremental contribution to cumulative construction noise, vibration, and airport noise impacts would not be cumulatively considerable.

F. WILDFIRE

Finding: Not cumulatively considerable. (Draft EIR, Chapter 6.)

Explanation:

The proposed Project would not result in inadequate emergency access or substantially impair an adopted emergency response plan and does not result in the permanent introduction of new people to the project site. Through implementation of BMPs, the Project would not result in an impact related to exposing people or structures to significant risks as a result of runoff, post-fire instability, or drainage changes. Implementation of the Project would reduce wildfire risk at the Project Site; therefore, the Project's incremental contribution to cumulative wildfire impacts (emergency response, exposure, infrastructure-related ignition, and post-fire runoff) would not be cumulatively considerable.

SECTION V. FINDINGS REGARDING SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Sections 15126(c) and 15126.2(d) of the State CEQA Guidelines require an EIR to address any significant irreversible environmental changes that would result from implementation of the project. The City Council finds as follows:

The City finds, pursuant to CEQA Guidelines Section 15126.2(d), that while future development under the Proposed Project would involve some irreversible commitment of nonrenewable resources—including water, electricity, natural gas, fossil fuels, such use would not be unnecessary, inefficient, or wasteful, and the irretrievable commitment of resources would not be significant. The Project does not include demolition or development and therefore, there would not be an irretrievable commitment of labor, capital, and materials used during the construction and operation of the Project. In addition, the Project's estimated energy demands (both short- and long-term vegetation demands) were not evaluated, because the proposed Project would not result in the use of energy long-term. On this basis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy.

The City finds, the Project would not result in land use changes that would commit future generations to uses that do not occur in the Project Site. Thus, implementation would not commit future generations to new uses, given that this proposed use is already found in the Project Site.

The City finds, with implementation of Project BMPs and in accordance with all applicable federal, state, and local regulations, the proposed Project would follow professional

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industry standards for safety. Use of any hazardous materials would not be expected to cause irreversible damage due to the type or quantity of materials released and the receptors exposed to that release.

SECTION VI. GROWTH-INDUCING IMPACTS

Section 15126.2(e) of the State CEQA Guidelines requires an EIR to discuss the ways in which a project could foster economic or population growth, or the construction of additional housing, directly or indirectly. The City Council finds as follows:

The City finds, based on substantial evidence in the record, that the Proposed Project would not result in a significant growth-inducing impact. The proposed Project would require a temporary workforce to perform vegetation management. The number of construction workers needed during any given period would largely depend on the type of vegetation management but would likely range from a dozen to several dozen workers on a daily basis. These jobs would be filled by the local workforce and would not result in permanent population increase from job opportunities. In conclusion, the Project would not remove obstacles to population growth and would not cause an increase in population such that new community facilities or infrastructure would be required outside of the Project Site. Lastly, the Project is not expected to encourage or facilitate other activities that could significantly affect the environment, as explained above. For these reasons, the Project is not considered to be significantly growth inducing.

SECTION VII. ALTERNATIVES

A. BACKGROUND

Section 15126.6 of the State CEQA Guidelines requires an EIR to describe a range of reasonable alternatives to the project that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of its significant effects, and to evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative, nor must it consider alternatives that are infeasible. The City finds that it has considered the alternatives identified in the EIR and described below.

B. PROJECT OBJECTIVES

The following objectives have been established for the Proposed Project:

- Objective 1 – Define strategy for specific fuel treatment zones for reducing hazardous fuel loads within the San Diego River corridor.
- Objective 2 – Enhance community safety within the City of Santee through the reduction of wildfire risk.
- Objective 3 – Reduce horizontal and vertical continuity of fuels and hazardous fuel loads through the removal of non-native and invasive species.

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- Objective 4 – Reduce ignition potential and fire intensity within the San Diego River corridor.

C. ALTERNATIVES CONSIDERED BUT REJECTED FROM DETAILED ANALYSIS

Two alternatives were considered but rejected from detailed analysis in the Draft EIR (Section 7.3). The Thinning Across Entire Project Site Alternative would apply Zone 1 Treatment standards across the entire Project Site. This alternative was rejected because increased thinning activities closer to the river would result in additional impacts to sensitive species, jurisdictional features, and sensitive habitat. This alternative also would come at an increased cost to the City due to the increased amount of work required to meet the Zone 1 standards across the Project Site. Additionally, this alternative would result in increased impacts due to longer and more intensive treatment. The Alternate Site Alternative would include treatment activities at a different location that represents a wildfire risk to the city. The San Diego River corridor is primarily owned by the city of Santee and other government agencies that uniquely allows for coordinated fuel reduction implementation. Additionally, Project funding is provided by grants from the Federal Emergency Management Agency and the San Diego River Conservancy, which has been specifically identified for this Project Site. Further, the Project Site has been identified as having high ignition potential due to the history of ignitions at the Project Site.

Finding: The City Council rejects the above alternatives from detailed analysis, on the following grounds, each of which independently provides sufficient justification: (1) the alternatives may result in increased environmental impacts compared to the Project; (2) the alternatives would not better satisfy the basic objectives of the Project; and/or (3) the alternatives are infeasible. Therefore, these alternatives are eliminated from further consideration.

D. EVALUATION OF ALTERNATIVES SELECTED FOR ANALYSIS

The Draft EIR analyzed the following alternatives in detail:

- Alternative 1 – No Project Alternative
- Alternative 2 – Zone 3 Standards Alternative
- Alternative 3 – Manual and Mechanical Treatment Alternative

1. Alternative 1 – No Project Alternative

Description: As required by CEQA Guidelines Section 15126.6(e), the No Project Alternative reflects the continuation of existing conditions. Under this alternative, vegetation management within the Project Site would not occur, and the existing environment would remain in its current state. The Project Site would remain unchanged, and non-native vegetation would remain in the San Diego River corridor and thinning closer to existing structures would not occur. In the short term, consistent

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with the existing conditions, the Project Site would continue to experience frequent ignitions. Under Alternative 1, it is assumed any existing maintenance and recreational activity at the Project Site would remain unchanged from existing conditions.

Comparison to the Proposed Project: This alternative would reduce or avoid most of the Project's environmental impacts, including impacts related to biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, and noise. Relative to the Project, Alternative 1 would result in *greater* impacts related to wildfire because vegetation management activities implemented under the Project that would reduce the risk of wildfires in the river corridor would not occur.

Finding: The City finds that, while this alternative would decrease impacts related to biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, and noise, this alternative would result in greater impacts related to wildfire. More importantly, Alternative 1 would not meet any of the Project objectives. Therefore, the City rejects this alternative as infeasible.

2. Alternative 2 – Zone 3 Standards Alternative

Description: This alternative would include treatment or removal of non-native species, dead or dying vegetation, and debris, consistent with the standard of Zone 3 across the entire Project Site. Alternative 2 would not include any thinning or mowing activities described in Zone 1 or Zone 2 standards. This alternative would have the same boundary and treatment area as the Project.

Comparison to the Proposed Project: This alternative would reduce the severity of the Project's impacts related to biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, noise due to the reduction in intensity of fuel treatment. However, this alternative would result in *greater* impacts related to wildfire.

Finding: The City finds that, while this alternative would decrease impacts related to biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, and noise, this alternative would result in greater impacts related to wildfire. Although it would meet two of the four of the project objectives, it would do so to a lesser extent than the Project. For these reasons, the City rejects this alternative in favor of the Proposed Project.

3. Alternative 3 – Manual and Mechanical Treatment Alternative

Description: This alternative would only use manual and mechanical treatment methods to implement the standards for Zones 1-3. This Alternative would not include any chemical treatments. This alternative would have the same boundary and treatment area as the Project.

Comparison to the Proposed Project: This alternative would reduce the severity of the Project's impacts related to hazards and hazardous materials and hydrology and water quality, due to the avoidance of chemical treatments. This alternative

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would result in similar impacts to biological resources, cultural resources, and noise. However, this alternative would result in *greater* impacts related to wildfire.

Finding: The City finds that, while this alternative would decrease impacts related to hazards and hazardous materials and hydrology and water quality, this alternative would result in greater impacts related to wildfire. Although it would meet all of the project objectives, the objectives would be met to a lesser extent than the Project. For these reasons, the City rejects this alternative in favor of the Proposed Project.

E. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

1. CEQA Guidelines Section 15126.6(e)(2) requires that, where the No Project Alternative is environmentally superior, the EIR shall also identify an environmentally superior alternative from among the other alternatives. The Draft EIR identifies Alternative 2 (Zone 3 Standards Only Alternative) as the environmentally superior alternative. Although the No Project, and Manual and Mechanical Treatment alternatives would each reduce impacts compared to the Proposed Project, Alternative 2 is environmentally superior because it yields the greatest reduction in environmental impacts while still allowing some of the Project's objectives to be met, whereas the No Project Alternative would meet none of the objectives.

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) for the San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan, adopted pursuant to Public Resources Code Section 21081.6, is set forth in the separately prepared MMRP (Table MMRP-1) and is attached to the Resolution as Exhibit B and incorporated herein by reference. The MMRP identifies each mitigation measure, the party responsible for implementation, the timing of implementation, the party responsible for monitoring, and the timing of verification.

Mitigation Monitoring and Reporting Program

Introduction

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table MMRP-1, Mitigation Monitoring and Reporting Program (MMRP), has been prepared for the City of Santee San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan (Project). This MMRP is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported.

This MMRP delineates responsibilities for implementation, completion, and monitoring of each required mitigation measure, while also allowing the City of Santee (City) flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. No change to the MMRP will be permitted unless the MMRP does not continue to satisfy the requirements of Public Resources Code Section 21081.6.

No mitigation measures are required for the following environmental issue areas, for which the Proposed Project would result in less-than-significant impacts:

- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Wildfire

Chapter 4, Sections 4.1 through 4.6 of the Draft EIR contains detailed environmental analyses of the existing conditions, project impacts (including direct and indirect, short-term, long-term, and recommended mitigation measures. Cumulative impacts and significant and unavoidable impacts, if any, are addressed in Chapter 6, Other CEQA Considerations. If any. Based on that analysis, the following environmental issue areas were determined to have potentially significant impacts for which mitigation measures have been identified:

- Biological Resources
- Cultural and Tribal Cultural Resources
- Noise

Mitigation measures identified to reduce these potentially significant impacts are presented in Table MMRP-1, below.

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
MM BIO-1 Pre-Construction Survey and Special-Status Plant Species Avoidance. No vegetation management activities occurring in Zone 3 or other native and non-native brush thinning occurring in Zones 1 and 2 shall occur within known populations of San Diego marsh-elder and white rabbit-tobacco or any other special-status plant species. Prior to initiation of Project activities, a qualified biologist (i.e., a person having at minimum a BS or BA in wildlife management, ecology, zoology, botany, biology, or other closely related field, and at least 2 years' experience conducting field investigations in San Diego County) approved by the City of Santee shall conduct a pre-construction presence/absence survey for special-status plants within the impact footprint and flag any special-status plants, including the known locations of San Diego marsh-elder and white rabbit-tobacco. If surveys are conducted pursuant to the FEMA Programmatic Biological Opinion for federally listed plant species, the qualified biologist shall be approved by the Carlsbad Fish and Wildlife Office (CFWO) in accordance with Gen AMM 16. If a special-status plant is observed, the biological monitor shall delineate an appropriate buffer zone (a minimum of 10 feet) depending on the sensitivity of the resource and the nature of the activity being conducted. Project activities shall completely avoid impacts to any special-status plant species.	Qualified Biologist	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department	Prior to treatment activities and during treatment activities	
MM BIO-2 Standard Best Management Practices (BMPs). The following BMPs, when applicable, shall be included as part of the Project in accordance with Section 5.5.1.1 of the Draft Santee Multiple Species Conservation Program Subarea Plan (City of Santee 2025). The City of Santee shall have the right to access and inspect any treatment sites for compliance with Project approval conditions including these BMPs. Delineation of Environmentally Sensitive Areas	Qualified Biologist; Project Contractor	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department:Applicable jurisdiction (City, County, , USFWS: USACE: CDFW: RWQCB)	Prior to treatment activities and during treatment activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
- Prior to Project implementation, highly visible barriers (such as orange construction fencing, stakes, or flagging depending on the size of the treatment area and the sensitivity and proximity of the biological resources) shall be installed to designate environmentally sensitive areas (e.g., special-status plant locations, nesting birds, etc.) to be protected from vegetation management related activities. Environmentally sensitive areas to be avoided shall be identified during the pre-construction surveys described in MM BIO-1 and MM BIO-3 and implemented by a qualified biologist approved by the City of Santee. No Project activity of any type shall be permitted within these environmentally sensitive areas (with exceptions for removal of dead/decaying and non-native species within jurisdictional aquatic resource areas in Zone 3). In addition, heavy equipment, including motor vehicles, shall not be allowed to operate within the environmentally sensitive areas. All vegetation management equipment shall be operated in a manner so as to prevent accidental damage to environmentally sensitive areas and associated barriers. No structure of any kind, equipment staging, incidental storage of equipment or supplies, or access roads shall be allowed within these protected zones. Silt fence barriers shall be installed, as appropriate, at the environmentally sensitive area boundary to prevent accidental deposition of fill material or sediment runoff into areas where sensitive biological features are adjacent to treatment areas. Flagging and/or fencing shall be removed upon completion of the activities. Invasive Species Control - Invasive exotic plant species shall be removed from the Project work area and controlled during vegetation management periods. Project measures shall be included					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
to ensure invasive plant material is not spread from the Project Site to other areas by disposal off site or by tracking seed on equipment, clothing, and shoes. Equipment/material imported from an area of invasive plants must be identified and measures implemented to prevent importation and spreading of non-native plant material within the Project Site. Disposal of the plant debris shall follow the regulations set by the County of San Diego agriculture commissioner. All vegetation management equipment shall be cleaned to remove dirt, seeds, vegetative material, or other debris that could contain or hold seeds of noxious weeds before arriving to and leaving from the Project Site. Eradication strategies (i.e., exotic plant abatement programs) shall be employed should an invasion occur during vegetation management activities. Trash Control ▪ To avoid attracting predators of Covered Species and other special-status species, the Project Site shall be kept clean of debris. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site(s) daily. On-Site Training and Monitoring ▪ All personnel involved in the on-site Project activities shall be required to participate in a pre-activity training and education program administered by the City, or their designee, to understand the avoidance and minimization obligations of the Project. ▪ The City shall require that a qualified biologist monitor Project activities for the duration of the Project to ensure that measures are being employed to avoid incidental disturbance of habitat, species of concern, and other					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
sensitive biological resources. The biological monitor shall notify the City immediately of any non-compliance, and the City shall make an assessment that generates appropriate measures for the contractor to implement for remediation. Water Quality Best Management Practices ▪ The vegetation treatment contractors shall implement BMPs to protect water quality. To minimize soil disturbance, the vegetation treatment contractors shall leave stumps from removed trees and shrubs intact, with stump heights not exceeding 6 inches, as measured from the uphill side as described in the Fuels Treatment Plan (City of Santee 2026). ▪ Actions to prevent sediment or debris from entering watercourses, aquatic areas, wetlands, and riparian areas during and after Project activities may include, but are not limited to, the following BMPs: silt fencing, fiber rolls and other erosion control blankets, gravel bag berms, sand bag barriers, tracking controls, stockpile management, dry season scheduling, preservation of existing vegetation, temporary soil stabilization, dust and erosion control. ▪ No site personnel shall discharge solid or liquid materials into jurisdictional water features, wetland or riparian areas, or other sensitive habitats. Service and refueling of equipment shall only occur in areas that will not allow grease, oil, fuel, or other hazardous materials to pass into streams or retained vegetation. If discharged materials are observed during work activities, the biological monitor shall notify the City and appropriate entities immediately, including but not limited to applicable jurisdictional City or County, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or Regional Water Quality Control Board, and the City shall make an assessment that generates appropriate					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
measures for the contractor to implement for remediation. Spills shall be cleaned up immediately and contaminated soils removed to approved disposal areas.					
MM BIO-3 Biological Monitor. A qualified biological monitor (i.e., a person having at minimum a BS or BA in wildlife management, ecology, zoology, botany, biology, or other closely related field, and at least 2 years' experience conducting field investigations in San Diego County) approved by the City of Santee shall be present to conduct a pre-activity sweep (i.e., pre-construction survey) of the work area prior to the commencement of work activities. Where monitoring is required pursuant to the FEMA Programmatic Biological Opinion for federally listed species, monitoring shall be conducted by or under the supervision of a Carlsbad Fish and Wildlife Office (CFWO)-approved biologist in accordance with Gen AMM 16. The qualified monitor shall remain present during any Project activities in Zones 1 to 3 that occur in sensitive vegetation communities, as defined herein), to ensure no sensitive biological resources (i.e., sensitive vegetation communities, special-status species, and jurisdictional aquatic resources) are being adversely impacted from Project implementation in Zone 3 and that no special-status species or nesting birds are being adversely impacted from Project implementation in Zones 1 and 2. If a sensitive biological resource is observed during Project activities or during pre-construction surveys, the biological monitor shall delineate an appropriate buffer zone (a minimum of 10 feet) depending on the sensitivity of the resource and the nature of the activity being conducted. If fencing for temporary noise abatement (i.e., 8-foot-tall [minimum height] plywood sheet barriers or acoustical blankets suspended on chain-link fencing or other support means) is required along or parallel with an extent of the	Qualified Biological Monitor	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department	Prior to treatment activities and during treatment activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
Project boundary that adjoins the receiving noise-sensitive property then prior to the use of temporary noise abatement, a qualified biologist shall confirm and verify with the City that the placement of the barriers are not located within any environmentally sensitive areas (e.g., special-status plant locations, sensitive vegetation communities, or jurisdictional aquatic resources) and would not impact any wildlife species or their movement.					
MM BIO-4 Sensitive Vegetation Communities. Unintended impacts (i.e. sensitive vegetation removal) to sensitive natural communities occurring from thinning or trimming activities in Zones 1 and 2 would be remedied through restoration of the affected area. This would entail restoring the disturbed area to pre-project or ecologically improved conditions typically within one year of completing activities. A restoration plan will be prepared for and approved by the City, and depending on the area affected any other appropriate regulatory agency (i.e. USFWS, CDFW, USACE, and/or RWQCB), that includes: details for the restoration activities, a description of how the proposal provides offsets for the temporal loss, success criteria and the timeline for restoration. If habitat is unable to be restored, or the restoration does not meet the success criteria, the impacts would be considered permanent and would require mitigation consistent with the ratios identified in Table 1 below. This mitigation would entail a mitigation plan outlining the enhancement or restoration of habitat within City Owned Preserve Lands or through acquisition of a conservation easement within the Upland Standards Areas or San Diego River Subunit depending on the type of habitat being impacted so that impacts will be mitigated in-kind. The mitigation plan shall include at a minimum: details for the mitigation activities including the target function and services for the native plant communities established, mitigation work plan, performance	Qualified Biologist, Project Contractor; City of Santee Fire Department, Planning and Building Department	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department; USFWS; CDFW; USACE; and/or RWQCB	Prior to treatment activities and during treatment activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure			Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
standards, funding mechanism, and the timeline for completion of the mitigation program. The mitigation site would be included in the Managed Preserve and managed and monitored in perpetuity with funding for long-term management and monitoring provided through a non-wasting endowment.							
Mitigation Ratios for Permanent Unintended Impacts							
Vegetation Type ^a	Habitat Criteria	Mitigation Ratio					
Riparian Forest/ Woodland	All riparian forest, including oak riparian	3:1					
Riparian Scrub	Drainages with riparian scrub	3:1					
Freshwater Marsh, Freshwater Seep, Disturbed Wetlands, Natural Channel, Open Water ^e	Absence of native species or small (<0.25 acre) amount of habitat	2:1 ^f					
	Presence of native species or large (>0.25 acre) amount of habitat	3:1					
Vernal Pools ^b	Natural Vernal Pool	4:1					
	Man-made vernal pools with indicator plant species	3:1					
	Man-made pools with covered wildlife species	3:1					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure			Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
Oak Woodland	Oak woodland containing any Engelmann oaks	3:1					
Individual Oaks	Trees with at least on trunk of 6" or more Dbh ^c or multi-trunked native oaks with aggregate diameter of 10" of more.	10:1 by tree					
Coastal Sage Scrub Coastal Sage/Chaparral Scrub	Habitat small, isolated patches <1 acres	2:1					
	Habitat patches >1 acre	3:1					
Chaparral	All	2:1					
Native Grassland	All	3:1					
Non-native grassland	All	1:1					
Disturbed lands, Eucalyptus, agricultural lands ^d	No known habitat value for Covered Species	None					
	Habitat value for or presence of burrowing owls	1:1 as appropriate to ensure like value					
Notes:							
^a Vegetation types based on the Holland Vegetation classification system. See Appendix E, <i>Vegetation Communities Descriptions</i> . All other natural habitat types not listed in this table have a 1:1 mitigation ratio requirement.							
^b Vernal pool mitigation must meet a 'no net loss' criteria through creation of new vernal pool habitat and/or restoration or enhancement of existing vernal pool habitat. Preservation of existing vernal pool alone does not provide mitigation credits. If an existing vernal pool is significantly disturbed, enhancement of the existing							

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
pool can be implemented to provide up to a 1:1 mitigation credits towards the total requirement. c Dbh = Diameter at Breast Height. Tree diameter is measured at 4 ½ feet above ground level. This measure is known as diameter at breast height or DBH. Diameter can be measured with diameter tape d Disturbed land may include agricultural lands, ruderal, eucalyptus, and previously authorized graded areas. e Any impacts to open water areas within abandoned sand mining pits along the San Diego River should be mitigated with creation of riparian scrub or riparian woodland, as these open water areas are unnatural, are relatively common, and these same areas likely supported riparian areas before mining occurred. f Different ratios may be required under separate regulatory programs under the Clean Water Act, the Porter-Cologne Water Quality Control Act, and Section 1600 et seq. of the Fish and Game Code.					
MM BIO-5 Avoidance of Listed Species Take: Least Bell's Vireo. All riparian habitat tree trimming or thinning within Zones 1 and 2 and invasive species removal in Zone 3 shall occur outside the least Bell's vireo breeding season (April 1 through August 15¹). If that is not possible then no vegetation management activities shall occur during the least Bell's vireo breeding season until the following requirements have been met: 1. A qualified biologist shall conduct a focused pre-construction-level survey for least Bell's vireo using the most recent protocol within all fuel reduction areas containing suitable riparian habitat, including a 500-foot buffer. A minimum of three surveys shall be performed or 3 days prior to Project activities. If presence of least Bell's vireo is determined or assumed to occur on the Project Site, the following measures shall be required to be implemented:	Qualified Biologist	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department; USFWS and CDFW	Prior to treatment activities and during treatment activities	

¹ Unitt and Klovstad (2004) states that the nesting season generally lasts from April to July and dates for fledglings ranged between 27 April to 21 August.

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
No vegetation removal shall occur within occupied habitat during the least Bell's vireo breeding season (April 1 to August 15) or until the nest has shown to be vacated. A 500-foot buffer shall be required around the nest site. If 100% avoidance of occupied habitat is not feasible, consultation with USFWS and California Department of Fish and Wildlife (CDFW) shall be initiated prior to implementation of any activities that may impact occupied habitat, directly or indirectly.					
MM BIO-6 Avoidance of Listed Species Take: Coastal California Gnatcatcher. To the maximum extent feasible, staging areas, equipment storage areas, and access routes shall be located outside coastal sage scrub, alluvial fan scrub, and other suitable coastal California gnatcatcher habitat and shall utilize existing disturbed areas and roads whenever practicable. All coastal sage scrub thinning shall occur outside the coastal California gnatcatcher breeding season (February 15 through August 15). If that is not possible then no vegetation management activities shall occur during the coastal California gnatcatcher breeding season (February 15 through August 15) until the following requirements have been met: A permitted biologist (i.e., possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit) shall conduct a focused protocol-level survey (i.e., three visit survey) for coastal California gnatcatcher (<i>Poliopitila californica californica</i>) using the most recent protocol (USFWS 1997 Coastal California Gnatcatcher Presence/Absence Survey Guidelines) 3 days prior to Project activities within all fuel reduction areas containing coastal sage scrub including a 500-foot buffer. If presence of coastal	Qualified Biologist possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department; USFWS and CDFW	Prior to treatment activities and during treatment activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
California gnatcatcher is determined or assumed to occur on the Project Site, the following measures shall be required to be implemented by the applicant: a. No vegetation trimming or thinning shall occur within occupied habitat during the coastal California gnatcatcher breeding season (February 15 to August 15). A minimum 500-foot buffer shall be established around occupied nests unless a larger buffer is determined necessary by the permitted biologist based on species behavior, topography, existing disturbance conditions, or other site-specific factors. b. The buffer shall be required around the nest site until it is shown to be vacated. If 100% avoidance of occupied habitat is not feasible, consultation with USFWS and California Department of Fish and Wildlife (CDFW) shall be initiated prior to implementation of any activities that may impact occupied habitat, directly or indirectly. c. Other measures from FWS-CFWO-16B0293-18F1358; Section 7 Consultation on FEMA Disaster, Mitigation and Preparedness Programs in Imperial, Inyo, Kern, Los Angeles, Orange, Riverside, San Bernardino, and San Diego Counties, California Coastal California Gnatcatcher CAGN-1 through CAGN-4 will apply. CAGN-5 through CAGN-7 do not apply as this project is intended to enhance native habitat and species.					
MM BIO-7 Nesting Bird Survey. All nesting bird habitat trimming or thinning shall occur outside the nesting bird breeding season (February 15 through September 30). If the Project requires that work be initiated during the breeding	Qualified Biologist; Project Contractor	Prior to treatment activities and during	City of Santee Planning and Building Department;	Prior to treatment activities and during	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
season for nesting birds, in order to avoid direct impacts on active nests, a pre-construction survey shall be conducted in the Project Site and within 500 feet of the Project Site containing suitable nesting resources, by qualified biologists for nesting birds and/or raptors within 3 days prior to Project activities. If the biologist does not find any active nests within or immediately adjacent to the impact areas (i.e., 500 feet), the vegetation clearing work shall be allowed to proceed. If the biologist finds an active nest within or immediately adjacent to the work area and determines that the nest may be impacted or breeding activities substantially disrupted, the biologist shall delineate an appropriate buffer zone. A minimum buffer ranging from 50 feet for common or disturbance-tolerant species to 500 feet for raptors and special-status species. Larger buffers may be established by the qualified biologist based on species sensitivity, nesting stage, line-of-sight conditions, topography, ambient noise levels, observed behavioral responses, or the nature of the proposed activity. The nest area and buffer zone shall be avoided until the nest is vacated and the juveniles have fledged or the nest fails. Status of the nest shall be monitored by a qualified biologist. A report shall be submitted to the City of Santee and Wildlife Agencies (i.e., U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) for review prior to discontinuing the noise limits and nest buffers. The nest buffer area shall be demarcated in the field with flagging and stakes or construction fencing. Personnel, including all contractors working on site, are required to be instructed on the sensitivity of the area. No Project activities shall encroach into established buffers without the consent of a monitoring biologist. The buffer shall remain in place until it is determined that the nestlings have fledged and the nest is no longer active. Work can proceed into the buffer when the		treatment activities	USFWS and CDFW	treatment activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
qualified biologist has determined that the nest is no longer active or if appropriate noise mitigation is in place.					
MM BIO-8 Avoidance of Listed Species Take: Crotch's Bumblebee. A pre-construction survey shall be conducted by a qualified biologist with expertise in surveying for bumble bees no more than 5 days prior to any project activities occurring within Zones 1, 2, or 3. If a Crotch's bumble bee nest is detected during the pre-construction survey, the Project's biological monitor shall establish, monitor, and maintain a no-work buffer around the nest. The size and configuration of the no-work buffer shall be based on best professional judgment of the Project biologist in consultation with the Wildlife Agencies. The buffer shall provide at least 50 feet of clearance around nest entrances. Project activities shall not occur within the no-work buffer until the colony is no longer active. To determine that a nest is no longer active, the nest shall be observed for a minimum of 60 minutes each day across a minimum of 3 days during suitable flight weather (i.e., ambient air temperature between 60° and 90° degrees F, winds under 10 mph, and no precipitation higher than a drizzling rain). If no bees are seen flying in or out of the nest by the end of the observation period, it shall be determined that the nest is no longer active. If Project activities occur outside of the colony active period (April 1–August 31), then pre-construction surveys for active bee nest colonies are not required. If Crotch's bumble bee is observed during the pre-construction survey, the Project's biological monitor shall ensure the individual(s) are not impacted by Project activities through establishment of a no-work area. The biological monitor shall also review the immediate vicinity to ensure no nests are present.	Qualified biologist with expertise in surveying bumble bees	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department; USFWS and CDFW	Prior to treatment activities and during treatment activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
oloMM BIO-9 Tree Survey. Prior to the commencement of vegetation management activities within Zones 1 to 3, a Certified Arborist shall be present to conduct a comprehensive tree inventory to determine the exact locations for dead, dying, and invasive species slated for removal. The comprehensive tree inventory may also occur concurrently with vegetation management activities so as not to interfere with Project timing. Trees shall be marked or flagged by the Certified Arborist for the contractor and the tree inventory and removal tracking shall be provided to the City of Santee.	Certified Arborist	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department	Prior to treatment activities and during treatment activities	
MM BIO-10 Jurisdictional Aquatic Resources Permitting. The City of Santee shall obtain the applicable permits, for treatment activities (i.e., trimming or thinning of native or non-native vegetation within Zones 1 and 2) occurring within jurisdictional aquatic resources, such as a Section 404 permit from USACE, a Streambed Alteration Agreement from CDFW, and a 401 Water Quality Certification/Waste Discharge Requirement from the RWQCB. No native or non-native vegetation trimming or thinning in Zones 1 and 2 shall occur within any jurisdictional riparian/wetland vegetation communities on the Project Site prior to issuance of aquatic resources permits.	City of Santee Fire Department, Planning and Building Department	Prior to treatment activities and during treatment activities	CDFW; USACE; RWQCB	Prior to treatment activities and during treatment activities	
MM BIO-11 Jurisdictional Aquatic Resources Avoidance. Vegetation management activities occurring within Zone 3 shall only involve treatment or removal of dead, dying, or invasive species. The Project shall commit to avoid impacting streams within Zones 1, 2, and 3 by crossing them using temporary rubber mats or pads to distribute weight and minimize vegetation trampling and soil disturbance, and helicopter and/or crane removal where equipment access is constrained and hand carry is infeasible.	City of Santee Fire Department; Project Contractor	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department	Prior to treatment activities and during treatment activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
MM CR-1 Resource Avoidance. Measures shall be taken to prevent inadvertent disturbance of archaeological resource sites CA-SDI-005050, CA-SDI-010148, SDRFM-DF-S-002, and SDRFM-DF-S-003. Prior to the commencement of any ground disturbing activities within 100 feet of the resource boundaries of CA-SDI-005050, CA-SDI-010148, SDRFM-DF-S-002, and SDRFM-DF-S-003, temporary work buffers shall be placed to protect the sites from inadvertent disturbances associated with project implementation. Following Project implementation within the vicinity of CA-SDI-005050, CA-SDI-010148, SDRFM-DF-S-002, and SDRFM-DF-S-003, the temporary work buffers shall be removed. Temporary work buffers may include exclusionary fencing, flagging, and/or Environmentally Sensitive Area (ESA) signage. An archaeological monitor shall guide the placement and erection of the temporary work buffers to assure archaeological sites CA-SDI-005050, CA-SDI-010148, SDRFM-DF-S-002, and SDRFM-DF-S-003 are properly protected. Temporary work buffers shall remain in place for the duration of Project activities occurring in the vicinity of the resource. Following completion of work within each protected area, buffers shall be removed. The archaeological monitor shall confirm that removal occurs only after all potential disturbance risks have ended. Under no circumstances shall Project personnel, equipment, or materials enter the established buffer zones. If construction staff, monitors, or City representatives observe potential encroachment or damage, ground-disturbing activities shall be immediately redirected or halted until appropriate corrective action is taken.	Qualified Archaeologist, Project Contractor	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department	Prior to treatment activities and during treatment activities	
MM CUL-2 Cultural Resources Monitoring. To mitigate for potential impacts to previously unknown, buried cultural resources within the Project APE and to prevent impacts to	Qualified Archaeologist meeting the SOI	Prior to treatment activities and	City of Santee Planning and	Prior to treatment activities and	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
known archaeological resources, an archaeological monitoring program shall be implemented pursuant to the City of Santee (City) regulations, the California Environmental Quality Act (CEQA), and Section 106 of the National Historic Preservation Act and shall include the following requirements: Pre-Construction 1. The applicant shall contract a Secretary of Interior qualified Lead Archaeologist to oversee the cultural monitoring program. The Lead Archaeologist shall contract with a Kumeyaay monitor to conduct Native American monitoring for the Project. The Lead Archaeologist and Kumeyaay Native American monitor(s) shall attend the pre-construction meeting to explain the monitoring requirements. Construction 2. Monitoring. Both the archaeological and Kumeyaay Native American monitor(s) are to be on site during initial ground-disturbing activities. 3. The frequency and location of monitoring of native soils will be determined by the Lead Archaeologist in consultation with the Kumeyaay Native American monitor(s). 4. If cultural resources are identified: a. Both the archaeological and Kumeyaay Native American monitor(s) have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery. b. The archaeological monitor shall contact the Lead Archaeologist. c. The Lead Archaeologist shall contact the City.	Professional Qualification Standards; Native American Kumeyaay Monitor	during treatment activities	Building Department	during treatment activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
5. The Lead Archaeologist in consultation with the City and Kumeyaay Native American monitor(s) shall determine the significance of discovered resources. Construction activities will be allowed to resume after the City has concurred with the significance evaluation. a. Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the archaeological monitor, the Kumeyaay Native American monitor(s) may collect the cultural material for transfer to a Tribal curation facility or repatriation program. b. If cultural resources are determined to be potentially significant, avoidance measures shall be developed by the Lead Archaeologist in consultation with the Kumeyaay Native American monitor(s) and approved by the City. If avoidance is not feasible, a research design and data recovery plan shall be prepared by the Lead Archaeologist in consultation with the Kumeyaay Native American monitor(s) and approved by the City. The preferred option is avoidance. c. If human remains are identified i. Upon the identification of possible human remains, no further disturbance shall occur in the area of the find until procedures stipulated in Public Resources Code Section 5097.98, CEQA Section 15064.5 and Health and Safety Code Section 7050.5 are completed.					

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
Upon completion of Project ground disturbance, a final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center and any culturally affiliated tribe who requests a copy.					
MM CUL-3 Inadvertent Discovery. In order to mitigate impacts to human remains to a level that is less than significant, procedures for proper treatment of unanticipated discoveries must comply with the California Environmental Quality Act (CEQA) Guidelines. In the event of discovery of unanticipated human remains, personnel shall comply with Public Resources Code Section 5097.98, CEQA Section 15064.5, and Health and Safety Code Section 7050.5 during earth-disturbing activities: If any human remains are discovered, the construction personnel or the appropriate representative shall contact the County Coroner and the City. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the Most Likely Descendant regarding their recommendations as required by California Public Resources Code Section 5097.98 has been conducted. California Public Resources Code Section 5097.98, CEQA Section 15064.5 and Health and Safety Code Section 7050.5 shall be followed.	Project Contractor; County Coroner	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department; Native American Heritage Commission	Prior to treatment activities and during treatment activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date and Initials
MM NOI-1 Noise Reduction Techniques: Should mobile or stationary heavy construction equipment (i.e., self-propelled or electrically, mechanically, or hydraulically powered) associated with Project implementation operate at horizontal distances closer than 45 feet horizontal to an off-site noise-sensitive receiver position (e.g., exterior of an existing residence), the Project contractor(s) shall apply either of the following options as noise reduction techniques to keep noise exposures at or below the FTA guidance-based threshold (80 dBA 8-hour Leq during daytime hours): 6. Administrative noise control – reduce heavy equipment operation time to just 1 hour per 8-hour period; or 7. Temporary noise abatement – install 8-foot-tall (minimum height) plywood sheet barriers (or acoustical blankets suspended on chain-link fencing or other support means) along or parallel with an extent of the Project boundary that adjoins the receiving noise-sensitive property. The barrier extent shall have, end to end, a length of no less than the sum of the width of the property to be protected plus four times the perpendicular distance between it and the receiver position, where this perpendicular is extended from (or through) the midpoint of the receiving property line. Prior to the installation and use of temporary noise abatement, a qualified biologist shall confirm and verify with the City that the placement of the barriers are not located within any environmentally sensitive areas (e.g., special-status plant locations, sensitive vegetation communities, or jurisdictional aquatic resources) and would not impact any wildlife species or their movement.	Project Contractor; Qualified Biologist	Prior to treatment activities and during treatment activities	City of Santee Planning and Building Department	Prior to treatment activities and during treatment activities	

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING THE CITY OF SANTEE'S SAN DIEGO RIVER FIRE HAZARD MITIGATION PROGRAM: FUELS TREATMENT PLAN AND SUPPORTING DOCUMENTS

WHEREAS, the San Diego River Corridor continues to present a significant wildfire risk due to the proximity of residential development, critical infrastructure, and natural vegetation within the wildland-urban interface; and

WHEREAS, the Santee Fire Department continues to respond to wildfire-related incidents throughout the corridor, underscoring the importance of proactive mitigation measures to reduce wildfire risk and protect life and property; and

WHEREAS, the Federal Emergency Management Agency (FEMA) provides grant funding through the Hazard Mitigation Grant Program (HMGP) to state, local, tribal, and territorial governments to carry out long-term hazard mitigation projects intended to reduce the loss of life and property resulting from natural disasters; and

WHEREAS, the City of Santee was awarded HMGP funding in June 2024 for a two-phase project to reduce wildfire risk within the San Diego River Corridor in Santee through hazardous fuels reduction and defensible space creation; and

WHEREAS, the HMGP funds are administered through the California Governor's Office of Emergency Services (Cal OES); and

WHEREAS, the total approved Grant allocation is \$7,284,240, consisting of \$6,555,816 in FEMA Hazard Mitigation Grant Program funding and \$728,424 in required non-federal cost share contributions; and

WHEREAS, the City's non-federal cost share obligation is satisfied through a separate \$907,568 grant provided by the San Diego River Conservancy (SDRC); and

WHEREAS, Phase 1 of the HMGP includes the development of the San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan (Fuels Treatment Plan or "Project") and its supporting environmental documents, including the Final Environmental Impact Report (Final EIR) (ENV 2026-0001; State Clearinghouse Number #2026020351); permitting; community outreach; parcel identification; and proposed fuel assessment by parcel; and

WHEREAS, the Fuels Treatment Plan proposes implementation of specific fuel treatment and vegetation management in the San Diego River Corridor for three distinct zones; and

RESOLUTION NO.

WHEREAS, throughout the development of the Phase 1 materials, Cal OES has provided guidance, to the extent possible, related to the City's environmental and historical document compliance with the grant requirements; and

WHEREAS, if approved by the City Council, the Phase 1 materials will be submitted to Cal OES for review; and

WHEREAS, upon determining the Phase 1 package complete, Cal OES will provide the package to FEMA for their consideration; and

WHEREAS, federal environmental review and permitting will need to be coordinated on the federal level in order for the Phase 2 implementation activities to be considered; and

WHEREAS, Cal OES intends to work closely with FEMA to obtain authorization to proceed with Phase 2; and

WHEREAS, Phase 2 of the Grant Program will include the hazardous fuels reduction and vegetation management throughout the San Diego River Corridor within Santee in accordance with the Fuels Treatment Plan in order to reduce hazardous fuel loads, improve defensible space around vulnerable properties, enhance emergency access, and increase community resilience to wildfire events.

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

SECTION 1. The City Council hereby adopts a Resolution approving the San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan Project and Phase 1 deliverables submission;

SECTION 2. The City Council hereby authorizes the City Manager to submit the Phase 1 deliverables to Cal OES.

SECTION 3. The City Council hereby authorizes the City Manager to execute all documents necessary to obtain FEMA authorization to proceed with Phase 2 implementation activities.

SECTION 4. The City Council hereby authorizes the City Manager to administer and expend remaining grant funds in accordance with the approved Hazard Mitigation Grant Program upon receipt of all required approvals.

RESOLUTION NO.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 12th day of August 2026, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

San Diego River Fire Hazard Mitigation Program

Fuels Treatment Plan

APRIL 2026

Prepared for

**CITY OF SANTEE
FIRE DEPARTMENT**

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APPENDIX

A	Treatment Areas by Parcel
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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ANSI	American National Standards Institute
BMP	Best Management Practices
CAL FIRE	California Department of Forestry and Fire Protection
Cal OES	California Office of Emergency Services
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Santee
EPA	U.S. Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FTP	Fuels Treatment Plan
ISA	International Society of Arboriculture
MTDB	Metropolitan Transit Development Board
NRCS	Natural Resource Conservation Service
PCA	pest control adviser
PRC	California Public Resources Code
ROE	Right of Entry
NEPA	National Environmental Protection Act
SFD	Santee Fire Department
USACE	U.S. Army Corps of Engineers
WUI	wildland–urban interface

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1 Introduction

As a critical component of the City of Santee's the San Diego River Fire Hazard Mitigation Program (project), the City of Santee Fire Department (SFD) has developed a Fuels Treatment Plan (FTP) to reduce wildfire risk in and around high-priority sites along the San Diego River corridor. This area lies within the wildland–urban interface (WUI) and includes critical public infrastructure, adjacent residential neighborhoods, and biologically sensitive habitats. The need for a targeted, ecologically conscious approach to vegetation management is underscored by increasing fire risk, invasive plant encroachment, and complex access and ownership constraints unique to the corridor.

This FTP provides a framework for vegetation management across the approximately 300-acre project area and includes treatment strategies tailored to the site's wildfire exposure, access conditions, existing vegetation, and proximity to sensitive resources. The plan is designed to protect future and existing built communities, critical infrastructure, and sensitive resources by reducing wildfire risk through coordinated vegetation management across the project area. The recommended treatment strategies described in this FTP are based on the following:

- Fire history
- Current vegetation cover
- Expected fire behavior
- Access
- Land use and vegetation cover on adjacent properties
- The composition and construction of adjacent structures

This FTP is designed to balance fire risk reduction with environmental stewardship. It emphasizes selective vegetation modification techniques that support defensible space and risk reduction while preserving ecological function, minimizing soil disturbance, and protecting sensitive resources. The plan framework supports applicable California Environmental Quality Act (CEQA) and National Environmental Policy Acts (NEPA) requirements and will inform the implementation activities (Phase 2 of the project) under existing regulatory and permitting pathways.

1.1 Purpose

The purpose of this FTP is to provide a detailed, parcel-specific strategy for reducing hazardous fuel loads within the San Diego River corridor in Santee. This plan outlines defensible space creation/maintenance standards, prescribes vegetation treatments, and identifies zone boundaries to minimize wildfire risk in the WUI. It documents the species and quantities of vegetation to be removed, defines potential removal processes, and incorporates best management practices (BMPs) to minimize or avoid impacts to resources in the project area. Additionally, this plan ensures compliance with environmental regulations (e.g., CEQA and NEPA), integrates biological and cultural resource considerations and supports the overall goal of enhancing community safety by reducing combustible materials across the 300-acre project area.

1.2 Project Area Location

The project area encompasses 299.9 acres within the WUI along the San Diego River corridor in the City of Santee (Figure 1, Project Location). This corridor includes sensitive areas such as wetlands, the river itself, and adjacent

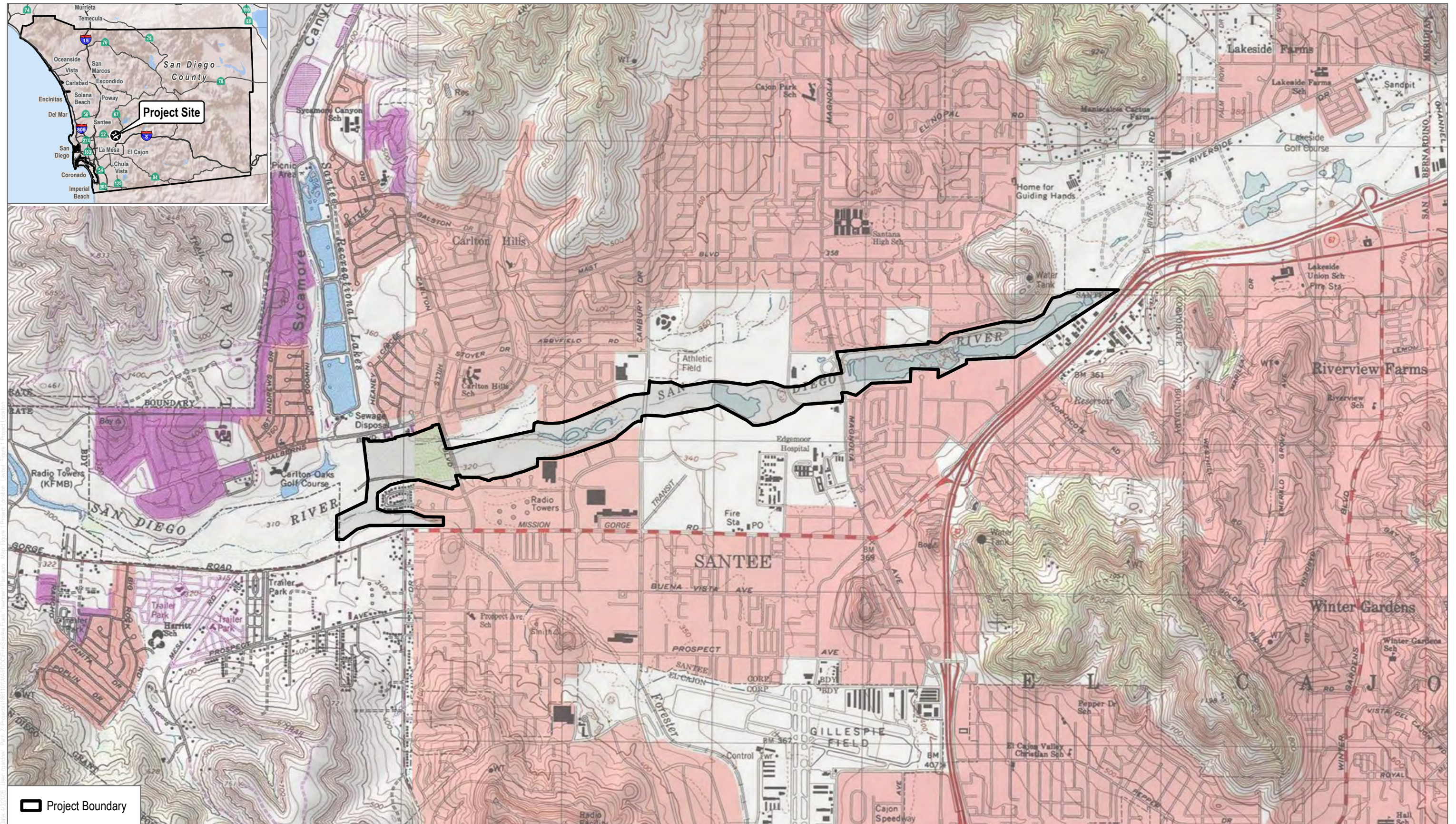
parcels. The project area is characterized by a mix of natural vegetation and non-native species, as well as proximity to residential and commercial structures, making it a critical zone for wildfire hazard mitigation.

1.3 Fuels Treatment Plan Scope and Phasing

This FTP defines the strategies and actions necessary to reduce hazardous fuel loads within the San Diego River corridor as part of Phase 1 of the project. Phase 1 of the project is the planning and environmental review phase. Phase 2 of the project is implementation of this plan (fuels treatment in the field). Development of this plan included conducting a site assessment, identifying defensible space and vegetation treatment zones, documenting vegetation and species for removal, identifying potential treatment methods, identifying vegetation and debris removal options, and identifying potential site access locations. This plan has been developed as part of the planning and environmental review phase, which precedes the implementation phase, and will be completed in alignment with Federal Emergency Management Agency (FEMA) and California Office of Emergency Services (Cal OES) requirements during the Phase 1 timeframe established by the Hazard Mitigation Grant that is funding the project.

1.4 Vegetation Management Goals and Objectives

This FTP aims to reduce wildfire risk in the San Diego River corridor by creating/maintaining defensible space and managing hazardous fuel loads across 299.9 acres in the WUI. Its primary objectives include identifying and prescribing treatments for vegetation management, prioritizing the removal and treatment of non-native, invasive, and dead plant material, and implementing strategies to minimize fuel continuity in defensible space areas. The plan also seeks to avoid or minimize impacts to sensitive environmental resources through identification and implementation of BMPs and ensure compliance with regulatory and CEQA/NEPA requirements.



SOURCE: USGS 7.5-Minute Series La Mesa and El Cajon Quadrangles

FIGURE 1
Project Location

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2 Project Area Description

Wildfire hazard within the 299.9-acre project area in the San Diego River corridor in Santee is shaped by the interaction of terrain, weather, and fuel (vegetation). Although riparian systems typically retain higher fuel moisture than surrounding uplands, the river corridor includes continuous stretches of flammable vegetation, invasive species, and disturbed open areas adjacent to residential and commercial development that contribute to a complex wildfire environment. These conditions, combined with regional fire weather patterns, create a fire environment that warrants focused fuels management.

2.1 Landownership

The 299.9-acre project area is composed of 29 distinct parcels and four (4) portions of right-of-way along the San Diego River corridor, where riparian and upland vegetation border residential neighborhoods, commercial development, public recreation areas, and transportation-related rights-of-way. This linear riparian system produces a continuous WUI, where structures and vegetated areas occur in close proximity. These spatial relationships shape how wildfire may affect developed parcels and inform the parcel-level treatment strategies later in this plan.

Land within the project area is primarily publicly owned. The City of Santee owns 69% (approximately 207 acres), the County of San Diego owns 16% (approximately 49 acres), and the Metropolitan Transit Development Board owns 2% (approximately 5 acres). City-owned parcels include both open space and actively managed recreational areas such as Mast Park and the Walker Preserve. The County of San Diego owns the central 49-acre portion of the project area, which includes the Chubb Lane Bike Park. The remaining land in the project area consists of privately owned parcels (14 acres; 5%) and rights-of-way (25 acres; 8%).

Adjacent private parcels typically contain shallow structural setbacks, fences, accessory structures, and ornamental landscaping susceptible to ember intrusion and vegetation-to-structure ignitions. In some areas, manufactured homes are present. Such structures are not subject to ignition-resistant construction standards (California Building Code Chapter 7A) and are generally more vulnerable to fire due to limited structural resistance to radiant heat, and in some cases, deferred maintenance. Adjacent roadways, trail access points, and other publicly accessible spaces throughout the corridor further influence wildfire hazard by increasing the potential for human-caused ignitions.

Wildfire hazard varies substantially from parcel to parcel. The adjacency of off-site structures to vegetated areas, the presence of non-native and invasive species, and differing ownership and maintenance responsibilities all influence the degree of hazard and the types of fuel reduction strategies required. Subsequent sections of this plan provide parcel-level recommendations tailored to these conditions to support coordinated risk reduction across the entire corridor.

2.2 Wildfire Environment

The project area is situated along the San Diego River corridor in the City of Santee, a landscape defined by a mosaic of riparian woodlands, wetlands, shrublands, non-native grasslands, and disturbed areas contained within a broad floodplain. The river bisects the community of Santee in an east–west orientation and forms one of the major hydrological and ecological features of western San Diego County. Surrounding the corridor are urban

neighborhoods, commercial districts, transportation infrastructure, parks, and open space preserves, creating a landscape typical of a WUI environment.

Although the project area is dominated by riparian vegetation, the broader fire environment in the region is shaped by the presence of flammable shrublands in surrounding foothills and by the region's characteristic fire weather patterns. In San Diego County, inland valleys typically experience prolonged summer drying and periodic episodes of extreme offshore winds that can rapidly reduce fuel moisture and promote fast-moving wildfires (RCD of Greater San Diego County and San Diego County Fire Safe Council 2019; CAL FIRE 2025a). Human-caused ignitions are the most common type of ignition in the region (CAL FIRE 2025a); within the project area, public access and adjacency to development both contribute to elevated ignition potential.

The San Diego River corridor therefore represents a complex fire environment defined by urban adjacency, variable fuel conditions, and exposure to regional fire weather events. Because vegetation, land use, and ownership vary substantially throughout the project area, site-specific fuel reduction and defensible space actions are necessary to address localized risks and support the City's broader hazard mitigation goals.

2.3 Climate and Fire Weather

The Santee area experiences a semi-arid Mediterranean climate characterized by hot, dry summers and mild winters with highly variable precipitation. Average annual rainfall at lower elevations in the county ranges from roughly 10 to 15 inches, with the majority occurring between December and March (RCD of Greater San Diego County and San Diego County Fire Safe Council 2019; CAL FIRE 2025a). Summer months are typically rainless, and prolonged dry periods contribute to the curing of fine fuels and the reduction of live fuel moisture across shrublands and grasslands. Peak temperatures in late summer and early fall frequently exceed 90°F in inland communities such as Santee, and fuel moisture typically reaches seasonal lows during this period.

A defining feature of the region's fire weather is the occurrence of Santa Ana winds, which develop when warm, dry air flows from inland deserts toward the coast. These winds, which occur in late summer through the winter months, can reach sustained speeds of 25–35 mph on ridgetops and produce gusts exceeding 60 mph, traveling efficiently through east/west-oriented drainages, such as the San Diego River valley. Relative humidity during Santa Ana events often drops into the single digits, rapidly drying fine fuels and enabling fast, wind-driven fire spread (RCD of Greater San Diego County and San Diego County Fire Safe Council 2019; CAL FIRE 2025a). Seasonal winds in the inland foothills generally blow west to southwest during the summer but shift to northerly and easterly directions during fall and winter storm cycles, reinforcing the potential for wind alignment within the corridor (Eucalyptus Hills Fire Safe Council 2009). During such events, ignitions have the potential to develop into fast-moving, high-intensity fires capable of significant spotting and embers carried long distances through the WUI.

2.4 Topography and Hydrology

The San Diego River corridor in Santee occupies a broad alluvial valley bounded by foothill terrain to the north and east. Elevations in the immediate vicinity of the corridor range from roughly 300 feet along the river bottom to over 1,000 feet on adjacent ridgelines in neighboring communities (Lakeside Fire Safe Council 2024; Eucalyptus Hills Fire Safe Council 2009). Slopes in these upland areas can exceed 50 degrees, creating steep gradients that can accelerate upslope fire runs under certain weather conditions.

The east–west orientation of the river reflects a broader regional drainage pattern that can channel Santa Ana winds toward the coast, increasing wind speeds within valley bottoms and contributing to rapid fire spread (CAL FIRE 2025a). Within the project area, the corridor includes active and secondary channels, wetlands, and riparian stands. Hydrologic conditions influence vegetation structure and fuel continuity in the corridor. Riparian species generally exhibit higher moisture content, though accumulated dead biomass, storm-deposited debris, and invasive vegetation can create locally high fuel loading. Periods of drought and high temperatures can exacerbate drying and flammability of vegetation.

2.5 Vegetation and Fuels

Vegetation in the project area reflects the composition typical of inland valleys and river corridors in western San Diego County. Riparian vegetation, including willows, cottonwoods, mulefat, and associated understory species, dominates the immediate river margins. The acreage of each vegetation community and land cover type is presented in Table 1, and their spatial distributions are presented in Figure 2A–2E, Biological Resources. Although riparian vegetation often retains higher moisture levels, it can contain dense stands of shrubs, branches, and debris, along with invasive species such as *Arundo donax*, which can contribute to elevated fire intensity. Non-native trees (palms, eucalyptus, tamarisk, pines) also present a hazard, especially when dry branches form a fuel ladder and/or when they completely or partially detach from the canopy.

Upland terraces and disturbed areas support coastal sage scrub dominated by California sagebrush, black sage, and California buckwheat, along with patches of non-native grasses that cure early in the fire season and readily carry surface fire. Mixed chaparral is present in the surrounding foothills but is less extensive within the river corridor itself. However, chaparral in adjacent uplands can influence ember production, wind-driven spread, and fire intensity during extreme weather events.

Table 1. Vegetation Communities and Land Cover Types in the Project Site

Vegetation Community/Land Cover Type ¹	Project Site (Acres)	Sensitive (Y/N) ²
Native Vegetation Communities		
Riparian and Bottomland Habitat		
Southern Arroyo Willow (<i>Salix lasiolepis</i>) Riparian Forest	9.00	Y
Southern Cottonwood–Willow (<i>Populus</i> spp.- <i>Salix</i> spp.) Riparian Forest	122.08	Y
Southern Riparian Scrub	1.22	Y
Southern Willow (<i>Salix</i> spp.) Scrub	17.26	Y
Mulefat (<i>Baccharis salicifolia</i>) Scrub	0.44	Y
Open Water	42.89	Y
Non-Vegetated Channel or Floodway	0.08	Y
<i>Subtotal</i>	192.97	N/A
Bog and Marsh		
Coastal and Valley Freshwater Marsh	29.71	Y
Emergent Wetland	3.85	Y
<i>Subtotal</i>	33.56	N/A

Table 1. Vegetation Communities and Land Cover Types in the Project Site

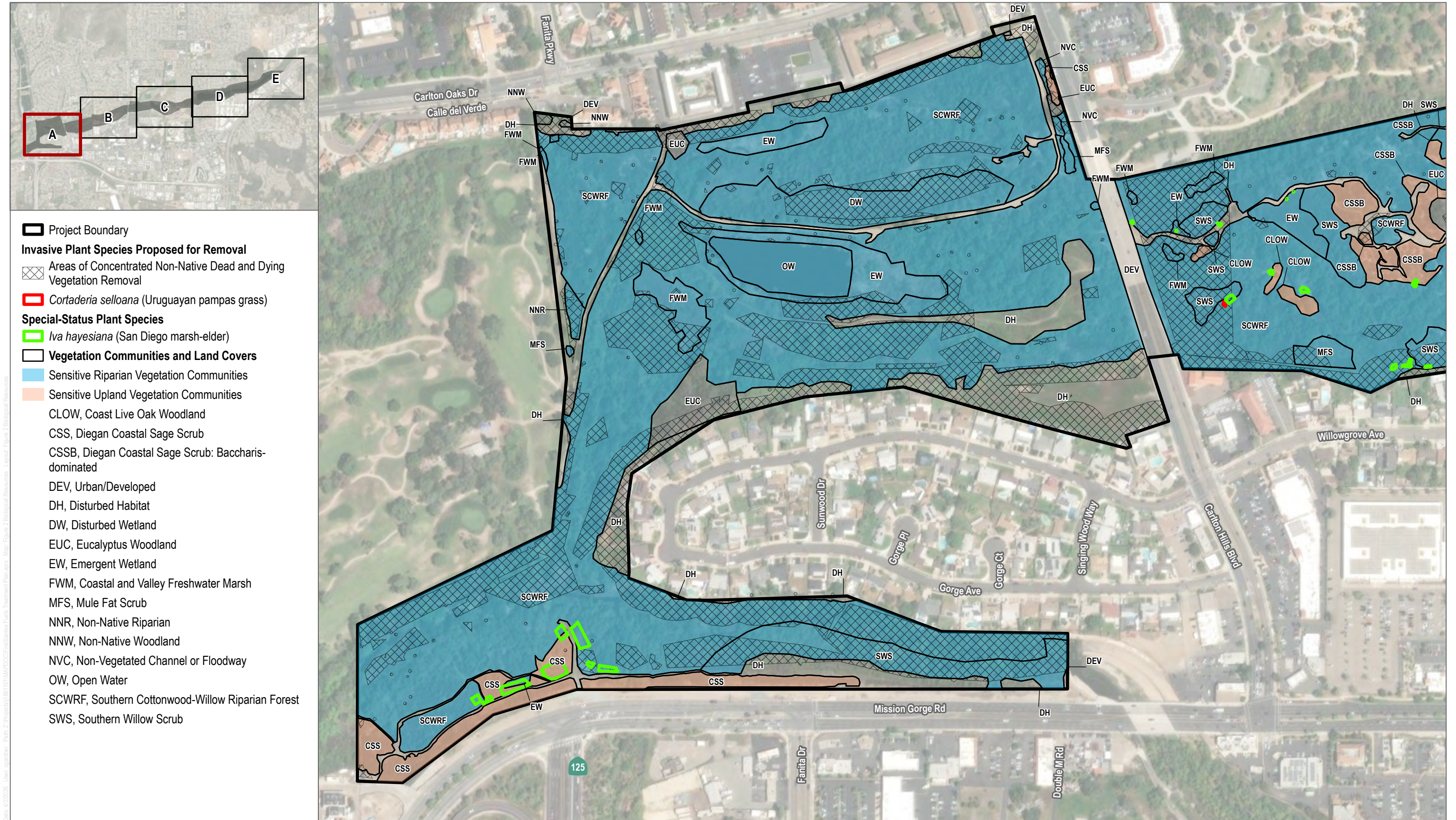
Vegetation Community/Land Cover Type ¹	Project Site (Acres)	Sensitive (Y/N) ²
Woodlands		
Coast Live Oak (<i>Quercus agrifolia</i>) Woodland (including Open subform)	1.84	Y
Scrub and Chaparral		
Diegan Coastal Sage Scrub (including <i>Baccharis</i> -dominated subform)	27.76	Y
<i>Subtotal of Native Vegetation Communities</i>	256.13	N/A
Non-native Vegetation Communities and Land Covers		
Riparian and Bottomland Habitat		
Non-native Riparian	0.76	Y
Disturbed Wetland	2.75	Y
Tamarisk Scrub	1.49	Y
<i>Subtotal</i>	5.00	N/A
Woodlands		
Non-native Woodland	0.48	N
Eucalyptus Woodland	2.29	N
<i>Subtotal</i>	2.77	N/A
Grasslands		
Non-native Grassland	1.85	Y
Disturbed or Developed Areas		
Disturbed Habitat	27.71	N
Urban/Developed	6.52	N
<i>Subtotal</i>	34.23	N/A
<i>Subtotal of Non-native Vegetation Communities/Land Covers</i>	43.85	N/A
Grand Total	299.93	N/A

Notes: N/A = Not Applicable.

Totals may not sum due to rounding.

¹ According to Oberbauer et al. (2008).

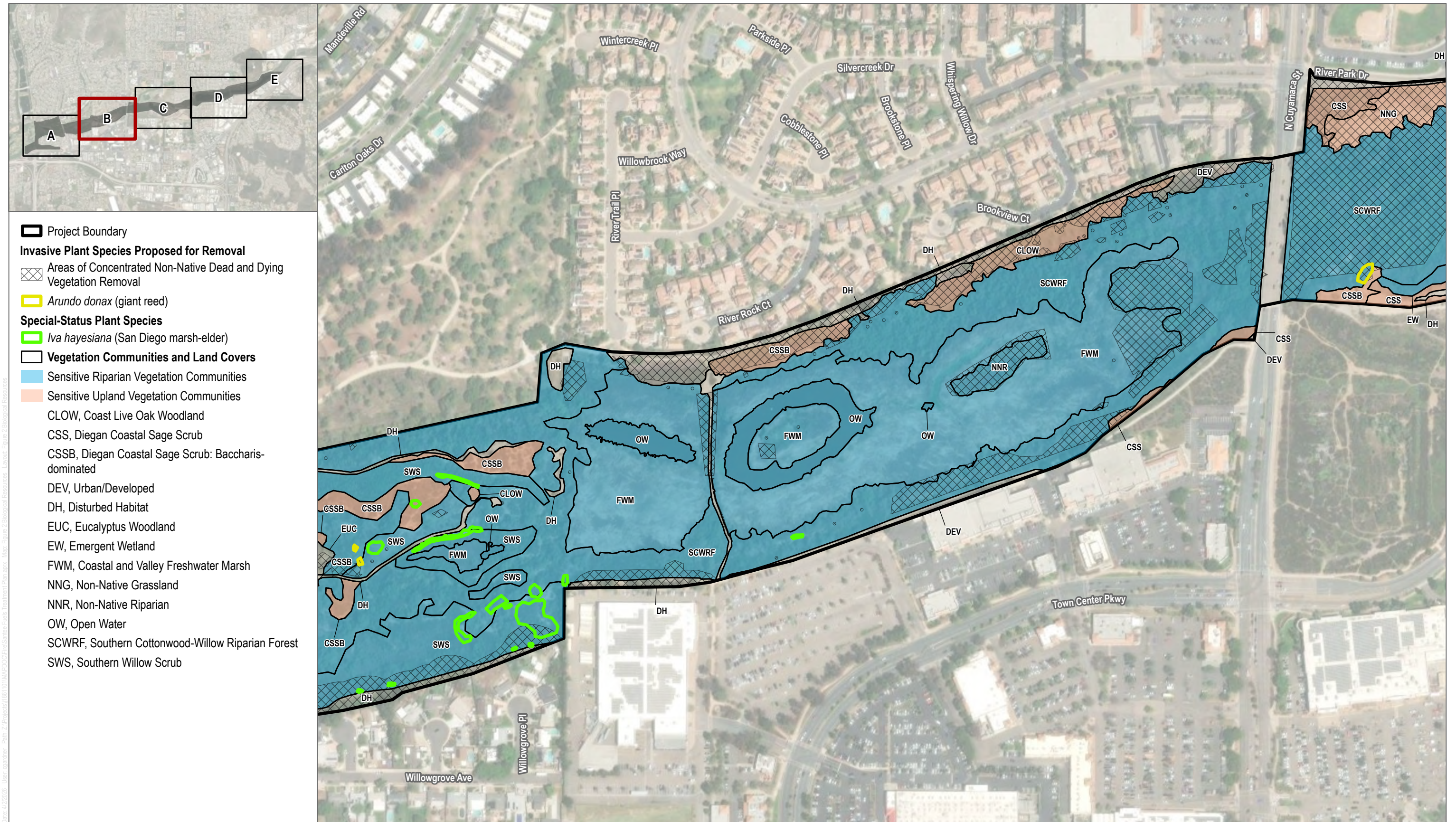
² Considered sensitive under the Draft Santee MSCP Subarea Plan (City of Santee 2025).



SOURCE: Vantor 2025; Open Street Map 2025

FIGURE 2A
Biological Resources

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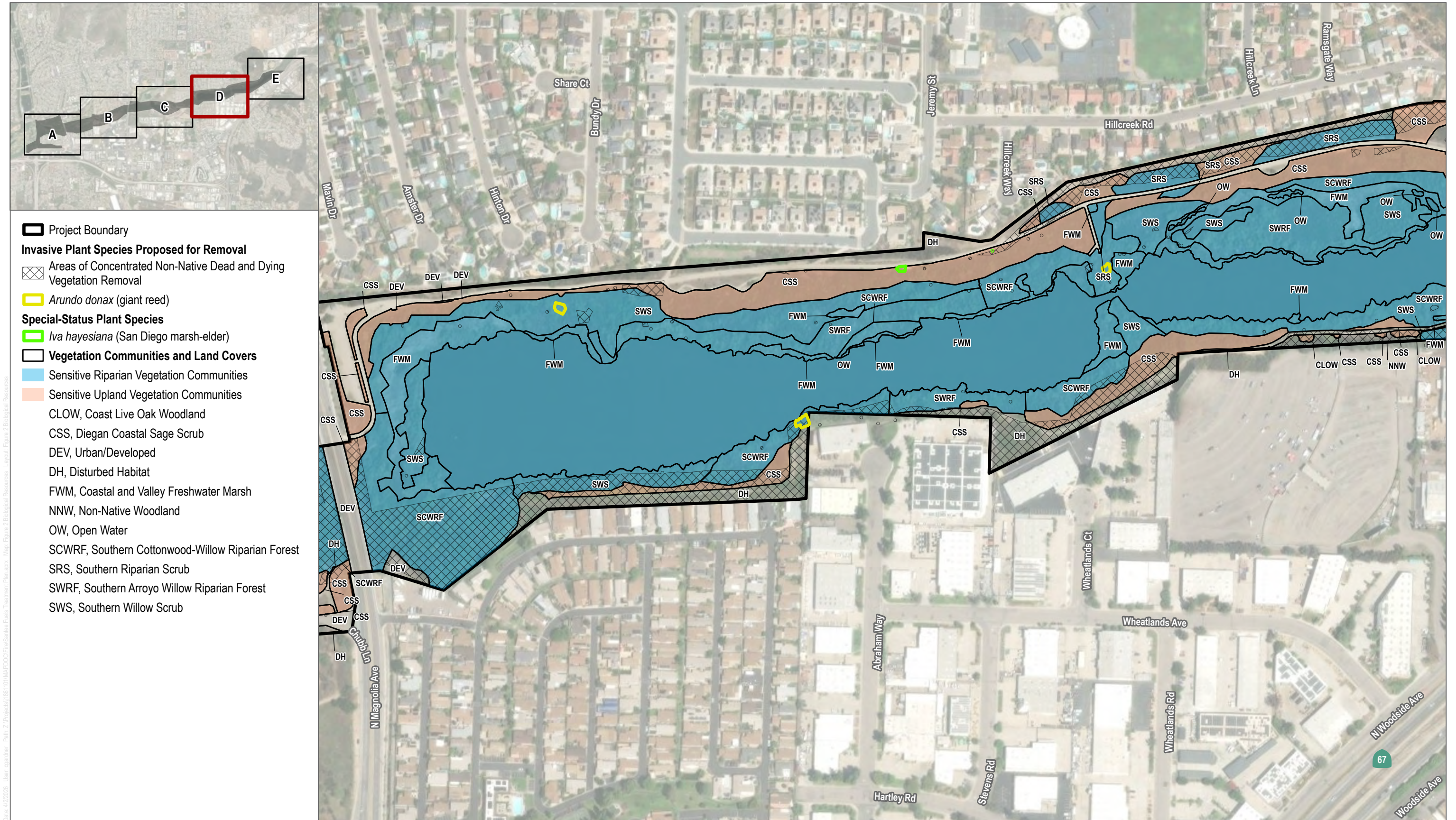
SOURCE: Vantor 2025; Open Street Map 2025

FIGURE 2B

San Diego River Fire Hazard Mitigation Program: Fuels Treatment Plan

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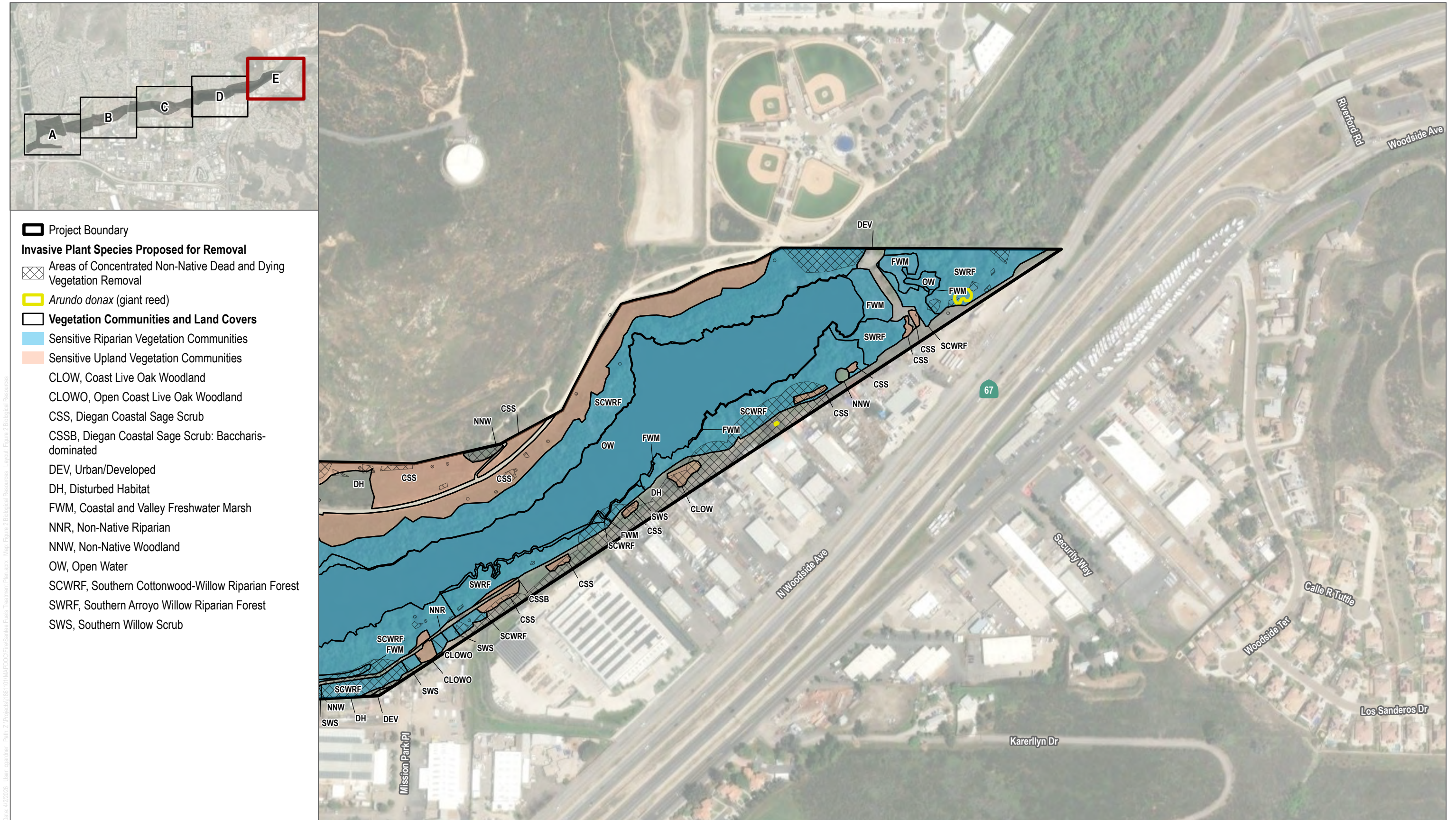
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SOURCE: Vantor 2025; Open Street Map 2025

FIGURE 2D
Biological Resources

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SOURCE: Vantor 2025; Open Street Map 2025

FIGURE 2E
Biological Resources

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2.6 Fire History and Ignitions

According to the fire perimeter data available from CAL FIRE (2025b), no fires have been recorded within the project area since 1950. However, the threshold for inclusion in CAL FIRE's fire perimeter database are fires measuring 10 acres in timber, 50 acres in brush, or 300 acres in grass. The lack of mapped fires in this database since 1950 is not for lack of historical ignitions just below the database listing threshold: the Santee Fire Department responded to 174 fires near the Project Site in 2024 and 2025 alone, 81 of which were in the project boundary. On March 29, 2026, an approximately 10-acre fire occurred within the project area. The surrounding foothills also have a well-established fire history. The most notable regional event was the 2003 Cedar Fire, which burned more than 273,000 acres and demonstrated the potential for large, wind-driven fires to spread rapidly from the east (RCD of Greater San Diego County and San Diego County Fire Safe Council 2019).

Across the CAL FIRE San Diego Unit, CAL FIRE responds to approximately 510 wildland fires per year, with an average of 15,000 acres burned annually when the extreme fire-siege years of 2003 and 2007 are excluded (CAL FIRE 2025a). Large fire years (i.e., those in which more than 20,000 acres burn) occur every 7 years on average, with recurrence intervals ranging from 1 to 22 years. The 2003 and 2007 fire sieges together burned over 500,000 acres countywide, underscoring the region's potential for extreme fire growth under severe wind and weather conditions (CAL FIRE 2025a).

Human-caused ignitions, including vehicle fires, debris burning, equipment use, and campfires, are the predominant ignition sources in the region (CAL FIRE 2025a). Ignitions affecting the project area stem from the corridor's urban adjacency, recreational access, and use by unhoused populations in certain segments and are expected to increase.

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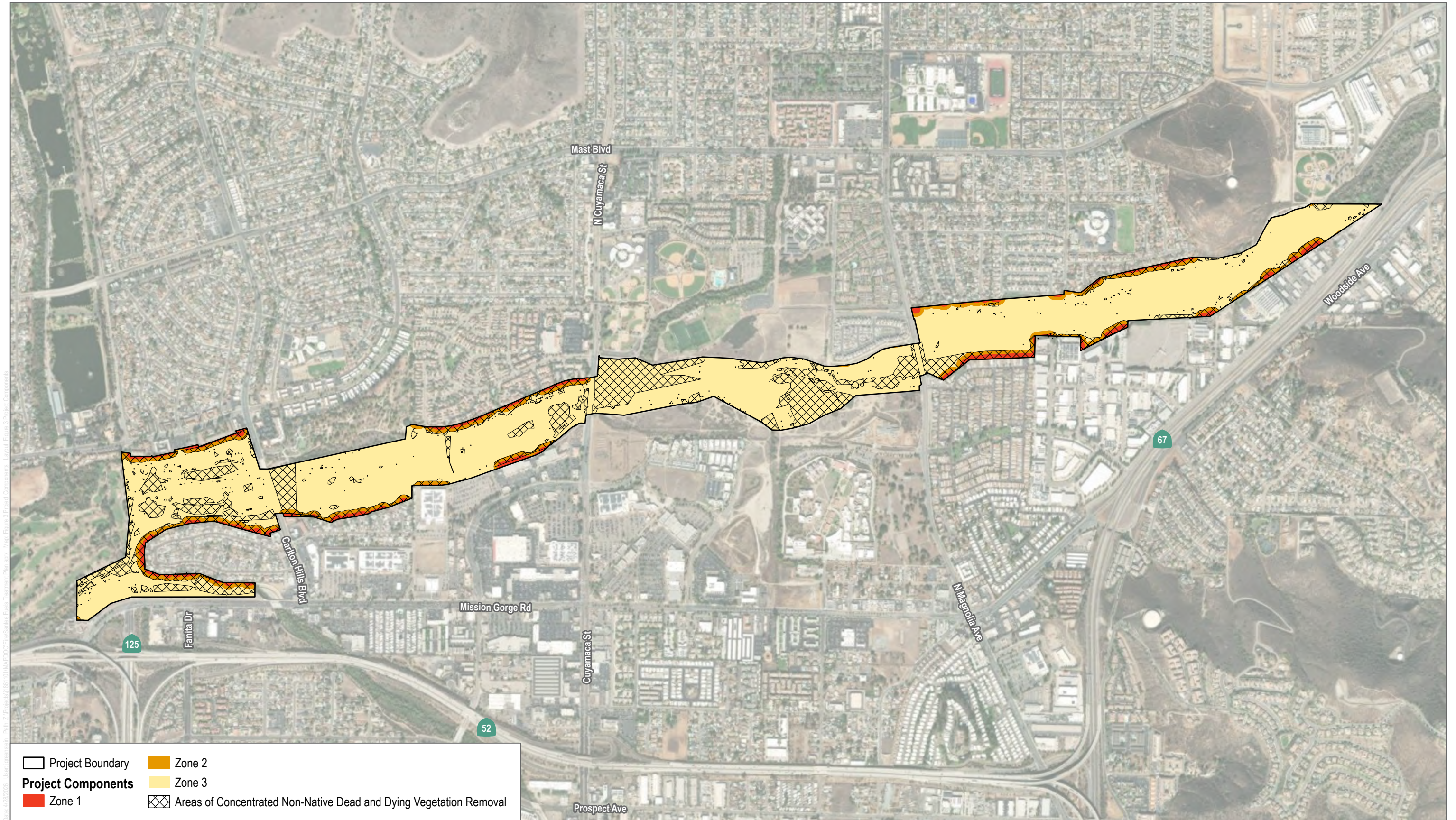
3 Treatment Prescription

3.1 Treatment Goals

The fuel treatments for the project will reduce wildfire hazard within the WUI, where the San Diego River corridor meets adjacent development. The primary intent of such treatments is to reduce ignition potential and potential fire intensity should a wildfire occur within the project area. The treatment goals will be achieved by reducing the overall volume of flammable vegetation as well as disrupting the horizontal and vertical continuity of fuels across the treated area. Treatments will be focused on defensible space areas proximate to adjacent structures and on the removal of non-native and invasive species occurring within the river corridor that in their abundance pose a significant wildfire hazard. Three treatment zones have been identified to clarify the spatial application of prescriptions appropriate for each zone.

The sections below describe the general treatment prescriptions for each zone (Section 3.2, Treatment Zones and Management Framework), and more specific prescriptions for each project area (Section 3.4, Treatment Recommendations). They are based on the type and condition of the flammable vegetation present, terrain, land use, and the presence of protected resources or habitat within the treatment area. A map depicting the location of treatment zones is presented in Figure 3, Project Components.

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SOURCE: Vantor 2025; Open Street Map 2025

FIGURE 3

Project Components

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3.2 Treatment Zones and Management Framework

Vegetation management recommendations for the project area are organized into three zones that provide a framework for reducing fuel continuity while protecting the hydrologic, ecological, and recreational functions of the river corridor. Treatments vary in intensity across zones but are designed to be ecologically conscientious and appropriate for a highly used, hydrologically sensitive environment. Vegetation management shall be carried out by qualified vegetation management contractors.

Important Permitting Consideration

Any trimming of native vegetation shall occur only following acquisition of required permits. Depending on the timing of permitting, it may be necessary to phase implementation of this plan, with initial treatment focused on non-native species and dead or dying vegetation in Zones 1–3, followed by permitted native vegetation treatments in Zone 1 and Zone 2, as necessary, to achieve the intended fire protection objectives. If necessary to phase implementation, non-native regrowth or newly dead vegetation treated during the initial phase may also require follow-up treatment. In an effort to balance fire risk reduction with habitat value, treatment of native vegetation is not recommended or included within Zone 3. Accordingly, permits associated with native vegetation treatment are not anticipated to be required for this zone.

3.2.1 Zone 1: 0–50 Feet from Structures

Zone 1 is approximately 9.2 acres of the project area and encompasses the area immediately adjacent to structures and represents the highest priority for reducing direct flame contact, radiant heat exposure, and ember ignition. Vegetation management in this zone focuses on eliminating combustible materials, disrupting fuel continuity, and minimizing ignition pathways to buildings.

Throughout Zone 1, all fine fuels, dead vegetation, leaf litter, and woody debris will be treated or removed. Grasses will be trimmed/mowed to a height not to exceed 4 inches. Shrubs will be thinned to reduce horizontal continuity to a residual surface coverage of approximately 30%. Shrubs or other surface vegetation (e.g., ground cover) will be treated to reduce vertical continuity beneath tree canopies to achieve a separation of three times the height of the surface vegetation. Non-native, invasive, or flammable plant species will be removed wherever present. Ladder fuels will also be addressed by trimming low tree branches (in addition to treating shrubs or surface vegetation beneath tree canopies). All trimming activities would be done to industry standards (ISA, ANSI) to minimize likelihood of plant death. In addition, clearance will be maintained around fences, propane tanks, accessory structures, and other features susceptible to ignition, as applicable. Live and healthy native species may be treated as allowed (e.g., trimmed) through additional permitting only.

3.2.2 Zone 2: 50–100 Feet from Structures

Zone 2, encompassing approximately 22.5 acres, lies beyond the immediate structure buffer zone (0–50 feet) and provides an intermediate level of fuel reduction intended to moderate fire behavior as it approaches developed parcels. This zone generally includes landscaped edges and transitional areas between riparian vegetation and upland shrublands or grasslands.

Vegetation management in Zone 2 consists of treating or removing all non-native and dead vegetation, including invasive species and shrubs or trees with extensive dead or desiccated material. Treatments also include trimming

dead and dying branches from native vegetation to reduce ladder fuels and minimize the potential for tree canopy torching. Shrubs will be thinned to reduce horizontal continuity to a residual surface coverage of approximately 50%. Shrubs or other surface vegetation (e.g., ground cover) will be treated to reduce vertical continuity beneath tree canopies to achieve a separation of three times the height of the surface vegetation. Grasses will be trimmed/mowed to a height not to exceed 4 inches. All trimming activities would be done to industry standards (ISA, ANSI) to minimize likelihood of plant death. Vegetation removal and treatment in this zone is intended to reduce fire intensity and rate of spread while maintaining ecological structure where feasible. Live and healthy native species may be treated (e.g., trimmed) as allowed through additional permitting only.

3.2.3 Zone 3: Extended Fuels Management Zone

Zone 3, encompassing approximately 268.2 acres, includes the broader vegetated areas of the river corridor (outside Zones 1 and 2), including most riparian zones, floodplain terraces, and open space areas, such as portions of Mast Park and Walker Preserve. Treatments in this zone focus on reducing hazardous, non-native vegetation while preserving riparian canopy, hydrologic function, and recreational access. Vegetation management in Zone 3 is focused on treatment or removal of non-native species, dead or dying vegetation, and debris, including accumulations deposited during storm events. Removal and other treatment of live and healthy native species would not occur within Zone 3.

3.3 Vegetation Management Techniques

Vegetation management within the project area will rely on a combination of techniques aimed at altering existing vegetation to reduce the potential for ignitions and modify fire behavior. Method selection will depend on site conditions, access availability/condition, target vegetation types, zone designation, proximity to sensitive resources, and the potential for soil or habitat disturbance in sensitive areas. Given the dynamic nature of vegetation, a single treatment technique or management prescription may not be appropriate for one site over time. Therefore, an adaptive approach for selecting management techniques is needed to achieve the vegetation management standards outlined in this FTP.

In general, recommended vegetation management techniques can be classified into three categories:

- Hand Labor (e.g., hand cutting, trimming)
- Mechanical (e.g., mowing, masticating)
- Chemical (e.g., EPA approved herbicide)

The following sections discuss each vegetation management technique that may be implemented in the project area, including information regarding equipment, application, limiting factors, special considerations, and BMPs. Selection of a qualified and trained contractor, appropriate training, scheduling, and supervision to carry out vegetation management treatments and any associated BMPs are also key components of an effective vegetation management program. It is anticipated that the selected contractor will decide the appropriate technique based on access and constraints.

3.3.1 Hand Labor

Hand labor treatments involve trimming, cutting, or removing trees, shrubs, and grasses by hand or using handheld equipment. Other hand labor treatments include removing dead wood, litter, and mulching. Hand labor is most effective for smaller areas or areas with difficult access, such as where topographic or environmental constraints preclude the use of heavy equipment or where heavy equipment move-in costs may be high. Due to their precision, hand labor techniques typically have lower potential for adverse environmental effects and so are most appropriate in areas near the streambank or in otherwise sensitive habitats. Although, large volumes of foot traffic, specifically in areas with steep slopes, can result in surface soil compaction and increase erosion potential. Hand labor, particularly tree trimming, tree removal, or brush removal, also generates debris that must be chipped or removed so it does not add readily available fuel for a wildfire. Depending on the vegetation type, debris can be carried off-site by hand in bundles or burlap, or chipped; some areas may warrant the use of lop-and-scatter techniques. More detailed recommendations are provided in Section 3.5, Biomass Disposal Recommendations.

Hand labor treatments are appropriate for all zones but especially critical in Zone 1 and riparian-adjacent portions of Zones 2 and 3 where mechanical methods may not be feasible or desirable due to environmentally sensitive areas, or access constraints.

3.3.1.1 Line Trimming

Line trimming is one of the most common and successful methods for reducing light, flashy fuel loads. This technique uses a handheld tool (normally gas-powered) that cuts grass, herbaceous vegetation, ground covers, and small shrubs with a plastic line or cutting blade. Line trimming is typically used after grasses have dried or cured to prevent regrowth in the same year. This technique reduces fuel height and retains the cut material in a compacted layer on the ground surface, minimizing the potential for bare soil. On steep slopes or in areas with retained shrubs/trees, line trimming is more feasible than using mechanical equipment. Implementation of this technique avoids direct contact of the cutting line or blade with the soil surface to minimize disturbance. Crews shall be notified of retained trees or shrubs to minimize potential damage from cutting line/blade contact.

3.3.1.2 Shrub Removal

Shrub removal can involve using chainsaws, pruners, and other equipment to remove live and dead shrubs. Cut material shall either be chipped and spread back onto the site or removed from the site. Distributing cut shrubs on site is not recommended as it increases the risk of high-intensity wildfire. Woody shrubs, particularly in dense clusters, contribute to higher-intensity wildfires and create a fuel ladder for fire to transition to the tree canopies. Removing woody shrubs reduces these wildfire risks.

Shrub removal entails two practices. First, shrubs beneath larger trees or dripline thinning in areas with tree canopy cover are removed. This practice removes ladder fuels that could allow fire to spread into the tree canopy and reduces wildfire intensity. Second, selective removal of individual or clusters of shrubs or mosaic thinning occurs. This practice breaks up large continuous areas of woody shrubs, reducing the risk of very intense fires and periods of rapid-fire growth (aka fire runs). Chainsaws are recommended for both practices; hand tools can remove limited amounts of brush but are inefficient in larger areas.

3.3.1.3 Tree Trimming

Tree trimming can involve using handsaws, chainsaws, pruners, and other equipment to prune branches, remove dead limbs, stems, and branches, and lop larger material into smaller sizes. Fallen branches and cut material can be distributed across the site or removed for disposal. Implementation of this technique shall avoid cutting and breakage to trees or shrubs retained within the treatment area to minimize damage to stem tissue.

Tree trimming entails two practices. First, lower tree branches are removed to create vertical separation between surface fuels and the bottom of the tree canopy. This practice removes fuel ladders, decreasing the potential for crown fire transition. Trimming lower branches of trees can be done with a handheld pole saw or pole chainsaw. Lower branches on shorter trees may be pruned with loppers. Second, trimming trees and large shrub branches along trails and roadways removes obstructions to foot, bicycle, and vehicle traffic. Trimming for trail and road clearance can be done with handheld pole saws or pole chainsaws for lower branches. Higher branches may require mechanical equipment. An International Society of Arboriculture (ISA) Certified Arborist shall conduct all trimming according to American National Standards Institute (ANSI) A300 standards (ANSI 2017).

3.3.1.4 Tree Removal

Tree removal can involve chainsaws, handsaws, and axes to remove live and dead trees and shrubs. Felled trees are cut into smaller logs for removal, further treatment (chipping), or distribution across the site. An ISA Certified Arborist shall conduct tree removals, particularly large tree removal, according to ANSI A300 standards (ANSI 2017). Tree removal may require mechanical equipment or specialized felling techniques both for safety and to minimize local impacts to nearby vegetation, structures, or other resources.

Tree removal entails three practices. First, dead trees of any size are removed. This practice removes a readily ignited fuel supply for a fire and source of embers, therefore reducing the risk of high-intensity fire behavior or generating spot fires. Small dead trees (4 inches in diameter or less) can be removed with hand saws or axes; larger trees would be removed with chainsaws. Second, understory or dripline vegetation is thinned. This practice removes the smaller live trees in forest or woodland areas that occupy the position between the largest trees in the forest canopy and the surface vegetation. This removes ladder fuels and decreases the potential for surface fire transitioning into the tree canopy. Understory thinning is preferably accomplished with a chainsaw. The third practice is the removal of hazard trees, which are likely to fall onto a structure, road/trail, or other occupied target area. These trees can be live or dead but share these characteristics: (1) the tree has a significant defect that increases the likelihood of uprooting or trunk failure (e.g., decay, cracking, or fire damage); and (2) the tree is leaning toward the structure, road/trail or other target or is likely to fall in the direction of the structure, road/trail or other target due to site conditions. Hazardous trees shall be removed with a chainsaw, and an ISA Certified Arborist experienced with tree removal conducts the removal of hazardous trees.

3.3.1.5 Best Management Practices for Hand Labor

The following BMPs shall be implemented, where feasible, when utilizing hand labor vegetation management techniques. In all circumstances, tools and equipment shall be utilized only for their intended use.

1. Ensure equipment operators and project personnel are properly trained in equipment use.
2. Ensure that vehicles and equipment arrive at the treatment area clean and weed-free.

3. An ISA Certified Arborist shall conduct all trimming according to International Society of Arboriculture and American National Standards Institute A300 standards.
4. To minimize soil disturbance, leave stumps from removed trees and shrubs intact, with stump heights not exceeding 6 inches, as measured from the uphill side; treat stump-sprouting species using the cut and daub technique described in Section 3.3.3.2 of the FTP.
5. Protect retained trees and vegetation from tool and equipment damage.
6. Service and fuel tools only in areas that will not allow grease, oil, fuel, or other hazardous materials to pass into streams or retained vegetation.
7. Remove from the site and properly dispose of all refuse, litter, trash, and non-vegetative debris resulting from vegetation treatment operations, and other activity in connection with vegetation treatment operations.

3.3.2 Mechanical

Mechanical techniques include all fuel reduction methods that employ motorized heavy equipment to remove or alter vegetation, typically across larger areas. Mechanical techniques can be used to treat grass/herbaceous material (e.g., mowers) or woody material (e.g., masticators). Mechanical treatment techniques rearrange vegetation structures, compact or chip/shred material, and move material to landings, staging areas, or disposal areas. Mechanical equipment is usually equipped with either rubber tires or tracks, although skids and cables are also used. Sometimes, two or more pieces of heavy equipment will work in concert to achieve the fuel treatment standard.

Mechanical equipment is generally used in more uniform fuels where its use more efficiently reaches treatment standards. Constraints to mechanical equipment use include steep slopes, dense tree cover prohibiting travel, saturated soils, sensitive resource areas, and dry, high-fire-hazard weather conditions where equipment use could result in ignition. In addition, selective plant removal is typically not achievable with mechanical equipment (e.g., mosaic thinning) due to equipment size, although equipment can be guided around avoidance areas. The use of mechanical equipment may also result in damage to retained vegetation.

Appropriate use of mechanical equipment depends on terrain, access, vegetation type, and treatment standard of the treatment area to treat vegetation and minimize environmental impact potential effectively. Supervision and specialized training are also necessary. Mechanical equipment is often used with other treatment techniques to achieve vegetation standards that cannot be achieved by mechanical equipment alone (e.g., tree trimming).

3.3.2.1 Mowing

Mowing tools, such as rotary mowers on wheeled tractors, straight-edged cutter bar mowers, or flails, can cut herbaceous and woody vegetation above the ground. Mowing results in shorter, more compacted fuels, which reduces potential flame length and fire spread rates. The timing of mowing has an impact on the type of grasses promoted. Mowing after annual grasses have cured enhances growing conditions for perennial grasses, provided mowing does not occur during seed production. Mowing at the appropriate time to a height of approximately 4 inches minimizes weed and brush encroachment and reduces the amount of manual work needed to maintain the site.

Mowing is most effective on grasslands or grass-shrub lands, on gentle slopes, areas without tree canopy cover, and free of obstacles the mower would have to avoid.

3.3.2.2 Masticating

Masticating equipment installed on Bobcats, wheeled or crawler-type tractors, excavators, or other specialized vehicles is used to cut or shred shrubs and trees into small pieces that are then scattered across the ground, where they act as mulch. Shrubs and sapling-size trees are typically masticated with Bobcats and crawler-type tractors, while excavators are often used when larger trees are removed. Bobcats typically operate on slopes with gradients less than 20%, while excavators and tractors can operate on slopes with gradients up to 45%. Cutting tools attached to a boom arm can cut vegetation on steeper slopes where the equipment has a road to operate from.

Mechanical cutting or crushing works well on woody vegetation, including shrubs, trees, and logs. This includes forest or shrub-covered areas, provided the slopes are not rocky or excessively steep.

3.3.2.3 Chipping

Chipping is used following other treatment techniques to process larger cut material. Chippers used in vegetation management are typically towed behind another vehicle or parked at a convenient location at a treatment site, and cut material is brought to the chipper. Chipped material can be deposited into a truck and hauled off-site for disposal to eliminate the chips as a potential fuel source. Where access or other constraints limit removal, chipped material can be broadcast evenly across the treatment area to prevent deep accumulations that could support smoldering.

Chipping is a particularly effective means for processing cut woody vegetation on site. It works best where there is adequate road access to the treatment areas to minimize the distance cut material needs to be transported.

3.3.2.4 Best Management Practices for Mechanical Techniques

The following BMPs shall be implemented, where feasible, when utilizing mechanical vegetation management techniques. In all circumstances, equipment shall be utilized only for its intended use.

1. Utilize low ground-pressure equipment, to the extent feasible.
2. Ensure equipment operators and project personnel are properly trained in equipment use.
3. Ensure that vehicles and equipment arrive at the treatment area clean and weed-free.
4. Control fugitive dust resulting from equipment use by watering disturbed areas.
5. Protect retained trees and vegetation from potential damage resulting from heavy equipment use.
6. To minimize soil disturbance, leave stumps from removed trees and shrubs intact, with stump heights not exceeding 6 inches, as measured from the uphill side.
7. Limit the size and quantity of equipment to that which is necessary to meet the identified vegetation management standard.
8. Wherever possible, limit heavy equipment staging and placement to existing roads and access routes.
9. Regrade or recontour any areas subject to soil disturbance from heavy equipment, including dragging or skidding of trees or other material.
10. Where work is unavoidable in saturated soils or along creek banks, hand place temporary high-density flexible rubber mats to distribute equipment load and protect soils.
11. Use temporary rubber mats or plates to cross over jurisdictional creek areas.

12. Use temporary rubber mats or pads when driving across vegetated areas to distribute vehicle weight and minimize vegetation removal and soil disturbance.
13. Equipment used for mechanical treatment shall not operate on hillsides with slopes greater than 50% (27°).
14. Service and fuel heavy equipment only in areas that will not allow grease, oil, fuel, or other hazardous materials to pass into streams or retained vegetation.
15. Remove from the site and properly dispose of all refuse, litter, trash, and non-vegetative debris resulting from vegetation treatment operations, and other activity in connection with vegetation treatment operations.
16. Ensure that hazardous materials spill kits are available on all heavy equipment.
17. To the fullest extent possible and with due consideration given to topography, lean of trees, utility lines, local obstructions, and safety factors, trees shall be felled away from structures, landscape improvements (fences, signage), streams, sensitive biological resources areas, and retained trees. Cabling, sectional removal, or other felling techniques shall also be employed, where feasible, to minimize impacts to streams, sensitive biological resource areas, and retained trees.
18. Remove and fell trees according to ISA and American National Standards Institute A300 standards.

3.3.3 Chemical

Chemical techniques involve the use of herbicides to kill vegetation or prevent growth and are typically used in combination with other types of fuel reduction treatments. Herbicides do not remove any vegetation from a treatment area; therefore, dead plant material remains unless otherwise treated. Application of herbicides and other chemicals is typically performed by hand, and can include sponging, spraying, or dusting chemicals onto undesirable vegetation. Hand application provides flexibility in application and is ideally suited for small treatment areas.

Herbicide application requires specific storage, training, and licensing to ensure proper and safe use, handling, and storage. Only personnel with the appropriate license are allowed to use chemicals to treat vegetation. Herbicide application is also only applied per a prescription prepared by a licensed pest control adviser (PCA). Personal protection equipment is essential to limit personnel exposure to chemicals, and includes long pants and long-sleeved shirts, gloves, safety goggles, hard hats, sturdy boots, face masks, and, in some instances, respirators.

3.3.3.1 Herbicides

The application of herbicides may be used on its own or as a secondary vegetation treatment technique following manual (hand labor) or mechanical removal for controlling sprout growth and regeneration. Use of herbicides would not occur within 25 feet of a water body. Only Environmental Protection Agency (EPA) approved herbicides would be used, consistent with labeling instructions and applicable Federal and State regulations. The advantage of herbicide treatments is that they typically result in high kill rates and can prevent treated plants from setting seed. Thus, in the long run, targeted plants are eliminated as their “seed bank” is eventually eliminated. Some disadvantages include the necessity of applicators to be trained and then licensed by the State of California, the cost of application and safety equipment, the cost of the herbicide itself, the potential to affect non-target vegetation and/or wildlife, and public concern regarding potential health impacts from herbicide use. Despite these disadvantages, herbicides, or herbicides in combination with hand/mechanical removal, are the most widely used and effective techniques for controlling certain types of vegetation.

Herbicides are broadly classified into two basic types: pre-emergent and post-emergent. Pre-emergent herbicides are sprayed directly onto the ground and prevent plants from germinating and/or growing. As such, they have a larger potential to impact seeds of desired species remaining in the soil and often have longer persistence times in the environment. Post-emergent herbicides are applied directly onto the plants, often during the early phases of their growth, killing them before they have the chance to mature and set seed. With proper equipment and training, herbicides can be applied selectively, minimizing impacts to seeds of desired species residing in the soil. However, should the target vegetation be intermixed with growing desired vegetation, the chance of affecting desired vegetation would be increased.

Different plants vary in their response to any particular herbicide and can also vary in their response depending upon in which stage of their life cycle the herbicide is applied. Herbicides applied during the “bolting” phase (when flowing stalks are being produced) may have greater kill rates than the same chemical applied during the rosette stage or the flowering stage. Some herbicides are specific to particular groups of plants (e.g., Fusillade affects only grasses), while others can kill nearly all kinds of plants. Still others are both EPA-approved and permitted for use in California, while others are not. Systemic herbicides (as opposed to contact herbicides) are likely the most effective for control of highly flammable/rapidly spreading species due to their ability to spread via translocation into root tissue.

Herbicide application shall be used following removal of all tree and other perennial species that have the ability to regenerate from root fragments when removal of all plant material is not feasible. Herbicide use shall be limited to localized applications rather than foliar applications to eliminate the possibility of drift and impacts to neighboring desirable vegetation. A wide range of herbicides are available for such types of treatment; however, only EPA-approved herbicides would be used. Herbicide labels and material safety data sheets list susceptible target plant species and provide proper direction in the use and handling of the products. Herbicides shall be applied in accordance with state and federal law. To prevent runoff and off-site transport, herbicide applications would be avoided during precipitation events or when rainfall is forecast, and application would not occur during high wind conditions that could result in drift beyond the target area. Erosion and Sediment control measures would be maintained where applicable to prevent treated soils or plant material from entering adjacent drainages

3.3.3.2 Cut and Daub

Cut and daub treatment is recommended for larger highly flammable/rapidly spreading plants, such as large trees and shrubs, to control regrowth and kill the portion of the plant remaining belowground. This method is applicable to stump-sprouting species only. Non-stump-sprouting species would not require herbicide treatment. Non-stump-sprouting species in the project area include palms, pines, castor bean, thistle, smilo grass, bottlebrush, carob, golden raintree, and yellowwood. Cut and daub involves the cutting of plant stalks or trunks and then the direct application of an appropriate systemic herbicide directly to the cambium layer of the freshly cut stump or stem. Other related methods include drill and fill, where holes are drilled into the trunk of a tree and herbicide is injected, or the glove method, where an herbicide-soaked glove is used to apply directly to plant foliage or freshly cut stumps. It is critical that the herbicide treatment occurs immediately after the plants are severed so that the herbicide is carried into the plant tissue. If enough time elapses to allow the cut surface of the severed plant to dry out, a fresh cut shall be made prior to herbicide application.

3.3.3.3 Best Management Practices for Chemical Techniques

The following BMPs shall be implemented, where feasible, when utilizing chemical vegetation management techniques. In all circumstances, equipment shall be utilized only for its intended use.

1. Herbicide use shall be considered only when other treatment techniques are determined to be infeasible or ineffective in achieving desired management and maintenance standards.
2. SFD shall consult with a state-licensed pest control adviser (PCA) and/or the San Diego County agricultural commissioner to identify the appropriate site-specific herbicide application approach to meet vegetation management standards.
3. The timing of herbicide applications shall be considered to minimize impacts to adjacent retained vegetation and nearby resources (typically between June 15 and November 15, with a potential extension through December 31 or until local rainfall greater than 0.5 inches is forecasted within a 24-hour period from planned application). Herbicide application shall not occur during winds that exceed 7 miles per hour.
4. Only herbicides that have been approved for aquatic use by EPA and are registered for use by the California Department of Pesticide Regulation would be used for aquatic vegetation control work.
5. Herbicide application shall be consistent with Federal Insecticide, Fungicide, and Rodenticide Act label instructions and use conditions issued by EPA, California Department of Pesticide Regulation, and the San Diego County agricultural commissioner.
6. The lowest recommended rate to achieve vegetation management objectives of both herbicides shall be utilized to achieve desired control.
7. An appropriate indicator dye shall be added to the tank mix to help the applicator identify areas that have been treated and better monitor the overall application.
8. No application to plants whose base is submerged in stream channels shall occur.
9. Safe procedures for transporting, mixing, and loading herbicides shall be followed.
10. The use of foliar (spray) applications shall be minimized, prioritizing localized or direct applications.
11. Herbicides shall not be applied within 25 feet of a perennial stream or water body.

3.4 Treatment Recommendations

As outlined in Section 3.2, any removal or trimming of native vegetation in Zones 1 or 2 will only occur following acquisition of the required permits. Until such permits are secured, vegetation management in these zones will focus solely on non-native species and dead or dying vegetation. Once permitting is complete, native vegetation treatments in Zones 1 and 2 may proceed as needed to meet fire protection objectives.

Vegetation management activities occurring in Zone 3 would only involve removal of dead, dying, or non-native species. A biological monitor shall be present in accordance with MM BIO-3: Biological Monitor, to ensure vegetation management activities occur only for dead, dying, and invasive species. The project would implement MM BIO-9: Tree Survey, to provide comprehensive mapping, by a Certified Arborist, of the dead, dying, and invasive species that would be removed under the proposed project.

3.4.1 Treatment Recommendations by Zone

3.4.1.1 Treatment Zone Summary

Field assessments conducted in support of this plan involved mapping the locations of treatment areas. Data collected concurrently with the mapping effort included treatment zone identification, plant type (grass, shrub, tree), species, treatment recommendations, and estimated biomass requiring removal. The collected data was processed in a GIS and further broken out on a parcel basis. A summary of vegetation to be treated under this plan is presented in **Error! Reference source not found..** Maps presenting the location of recommended treatment zones and vegetation to be managed under this FTP are included in Appendix A along with detailed data tables by parcel.

Table 2. Vegetation Treatment Summary by Zone

Zone	Total Acres	Estimated Treatment Acres*	Estimated Number of Trees to be Removed (quantity)	Estimated Biomass to be Removed (cubic yards)
1	9.2	9.7	46	22,454.7
2	22.5	26.4	275	42,786.8
3	268.2	130.8	1,509	2,812,856.5
Total	299.9	166.9	1,830	2,878,098.0

Note:

* Estimated Treatment Acres may exceed Total Acres due to overlapping polygons generated during field mapping efforts.

3.4.1.2 Zone 1 Treatment Recommendations

Zone 1 consists of the area within 50 feet of structures adjacent to but outside the project area. These areas consist of mixed vegetation, typically including grass, ornamental trees, native shrubs, and other landscape vegetation. Treatments in this zone are of the highest intensity and are designed specifically for structure protection.

Pre-Treatment Work Activities

- Flag or mark the outer edge of the treatment area (50 feet from structures, distance from property lines or fences will be variable).
- Flag or mark work avoidance areas.
- Flag or mark hazard trees.
- For mechanical treatment, walk treatment areas with contractors and identify access, parking, and staging areas. Identify water sources.

Grassland/Herbaceous Vegetation

- Cut/mow grass and herbaceous plants to 4 inches in height or less.
- Cut grass may be left on the ground surface to protect soil as long as it does not exceed 6 inches in height.
- All dead or dying ground cover, vines, or other surface vegetation shall be removed or chipped and spread on site.
- All dead twigs, branches, or limbs from overstory shrubs and/or trees shall be removed or treated (e.g., chipped) and spread as a ground cover (mulch) on site.

- All mulch or chipped material shall be spread to a depth not to exceed 6 inches.
- Stockpiling of vegetative material and equipment will be limited to designated upland areas outside of aquatic resources to the maximum extent practicable. Any temporarily staged materials will be placed to avoid contact with waters and minimize the potential for sediment discharge, and all stockpiled materials and equipment will be removed from the site at the end of each workday.

Shrub Vegetation

- All dead shrubs shall be removed.
- All dead and dying growth shall be removed from shrubs.
- Prioritize removal of non-native and invasive plant species to achieve identified spacing standards. Any removal or trimming of native vegetation shall occur only following acquisition of required permits.
- Individual shrub crowns shall be horizontally separated from adjacent shrubs, shrub groupings, or trees by at least four times the height of the shrub crown. Groupings of shrubs may be retained such that the grouping does not exceed 8 feet in diameter. Shrub groupings shall be horizontally separated from adjacent shrubs, shrub groupings, or trees by at least four times the height of the shrub crown.
- Where shrubs are located within the dripline of an individual, isolated tree or small tree grouping, the vertical separation between the top of the shrub and the lowest tree branch shall be at least three times the height of the shrub crown or 8 feet, whichever is greater.
- To minimize soil erosion potential, removed shrubs shall be cut at or near the ground surface and root systems left intact.
- All vegetative material from shrub removal or trimming shall be removed or treated (e.g., chipped) and spread on site.
- All chipped material shall be spread to a depth no greater than 6 inches.
- Stockpiling of vegetative material and equipment will be limited to designated upland areas outside of aquatic resources to the maximum extent practicable. Any temporarily staged materials will be placed to avoid contact with waters and minimize the potential for sediment discharge, and all stockpiled materials and equipment will be removed from the site at the end of each workday.

Tree Vegetation

- All dead trees shall be removed.
- All dead/dying growth and litter shall be removed from trees.
- Prioritize removal of non-native and invasive plant species to achieve identified spacing standards. Any removal or trimming of native vegetation shall occur only following acquisition of required permits.
- Thin tree groupings or remove trees to ensure that retained tree canopies reach an average 30-foot horizontal spacing between retained tree canopies. Prioritize retention of healthy trees.
- Where small trees, shrubs or other vegetation is located within the dripline of a tree, the vertical separation between the top of the retained shrubs and the lowest tree branch shall be at least three times the height of the retained shrub crown or 8 feet, whichever is greater.
- To minimize soil erosion potential, stumps from removed trees shall be left intact, with stump heights not exceeding 6 inches (as measured from the uphill side).

- All vegetative material from shrub removal or trimming shall be removed or treated (e.g., chipped) and spread on site.
- All chipped material shall be spread to a depth no greater than 6 inches.
- Stockpiling of vegetative material and equipment will be limited to designated upland areas outside of aquatic resources to the maximum extent practicable. Any temporarily staged materials will be placed to avoid contact with waters and minimize the potential for sediment discharge, and all stockpiled materials and equipment will be removed from the site at the end of each workday.

Other Combustible Material

- Other combustible material, including, but not limited to, debris, trash, or yard waste that is placed, left, or deposited in this zone shall be removed or chipped and spread according to the standards outlined above.

3.4.1.3 Zone 2 Treatment Recommendations

Zone 2 consists of the area between 50 and 100 feet from structures located adjacent to but outside the project area. These areas consist of mixed vegetation, typically including grass, ornamental trees, native shrubs, native trees, and other landscape vegetation. Treatments in this zone are designed to moderate fire behavior approaching developed areas through thinning, trimming, and removal of dead or invasive vegetation.

Pre-Treatment Work Activities

- Flag or mark the outer edge of the treatment area (100 feet from structures, distance from property lines or fences will be variable).
- Flag or mark work avoidance areas.
- Flag or mark hazard trees.
- For mechanical treatment, walk treatment areas with contractors and identify access, parking, and staging areas. Identify water sources.

Grassland/Herbaceous Vegetation

- Cut/mow grass and herbaceous plants to 4 inches in height or less.
- Cut grass may be left on the ground surface to protect soil as long as it does not exceed 10 inches in height.
- All dead or dying ground cover, vines, or other surface vegetation shall be removed or chipped and spread on site.
- All dead twigs, branches, or limbs from overstory shrubs and/or trees shall be removed or treated (e.g., chipped) and spread as a ground cover (mulch) on site.
- All mulch or chipped material shall be spread to a depth not to exceed 6 inches.
- Stockpiling of vegetative material and equipment will be limited to designated upland areas outside of aquatic resources to the maximum extent practicable. Any temporarily staged materials will be placed to avoid contact with waters and minimize the potential for sediment discharge, and all stockpiled materials and equipment will be removed from the site at the end of each workday.

Shrub Vegetation

- All dead shrubs shall be removed.
- All dead and dying growth shall be removed from shrubs.
- Prioritize removal of non-native and invasive plant species to achieve identified spacing standards. Any trimming of native vegetation shall occur only following acquisition of required permits.
- Individual shrub crowns shall be horizontally separated from adjacent shrubs, shrub groupings, or trees by at least two times the height of the shrub crown. Groupings of shrubs may be retained such that the grouping does not exceed 8 feet in diameter. Shrub groupings shall be horizontally separated from adjacent shrubs, shrub groupings, or trees by at least two times the height of the shrub crown.
- Where shrubs are located within the dripline of an individual, isolated tree or small tree grouping, the vertical separation between the top of the shrub and the lowest tree branch shall be at least three times the height of the shrub crown or 8 feet, whichever is greater.
- To minimize soil erosion potential, removed shrubs shall be cut at or near the ground surface and root systems left intact.
- All vegetative material from shrub removal or trimming shall be removed or treated (e.g., chipped) and spread on site.
- All chipped material shall be spread to a depth no greater than 6 inches.
- Stockpiling of vegetative material and equipment will be limited to designated upland areas outside of aquatic resources to the maximum extent practicable. Any temporarily staged materials will be placed to avoid contact with waters and minimize the potential for sediment discharge, and all stockpiled materials and equipment will be removed from the site at the end of each workday.

Tree Vegetation

- All dead trees shall be removed.
- All dead/dying growth and litter shall be removed from trees.
- Prioritize removal of non-native and invasive plant species to achieve identified spacing standards. Any removal or trimming of native vegetation shall occur only following acquisition of required permits.
- Thin tree groupings or remove trees to ensure that retained tree canopies reach an average 10-foot horizontal spacing between retained tree canopies. Prioritize retention of healthy trees.
- Where small trees, shrubs or other vegetation is located within the dripline of a tree, the vertical separation between the top of the retained shrubs and the lowest tree branch shall be at least three times the height of the retained shrub crown or 8 feet, whichever is greater.
- To minimize soil erosion potential, stumps from removed trees shall be left intact, with stump heights not exceeding 6 inches (as measured from the uphill side).
- All vegetative material from shrub removal or trimming shall be removed or treated (e.g., chipped) and spread on site.
- All chipped material shall be spread to a depth no greater than 6 inches.
- Stockpiling of vegetative material and equipment will be limited to designated upland areas outside of aquatic resources to the maximum extent practicable. Any temporarily staged materials will be placed to avoid contact with waters and minimize the potential for sediment discharge, and all stockpiled materials and equipment will be removed from the site at the end of each workday.

Other Combustible Material

- Other combustible material, including, but not limited to, debris, trash, or yard waste that is placed, left, or deposited in this zone shall be removed or chipped and spread according to the standards outlined above.

3.4.1.4 Zone 3 Treatment Recommendations

Zone 3 consists of a broad, habitat-sensitive fuels-management zone where lighter-intensity treatments reduce hazardous vegetation while preserving and enhancing riparian function, canopy cover, and ecological integrity. In this zone, vegetation management activities are focused on treatment and removal of dead vegetation, non-native plant species, and combustible debris (including dead and dying non-native and native vegetation). Areas not including such material are not proposed for treatment under this plan. Access across native vegetation in this zone may be necessary to facilitate treatment activities. The resource protection standards included in Section 4 are intended to avoid or minimize impacts to native vegetation in Zone 3.

As identified during field assessments, the plant species presented in **Error! Reference source not found.** are located in Zone 3 and are proposed for treatment under this plan. All native tree or non-tree species listed in the table would only be removed if the individual was dead or dying.

Table 3. Plant Species Identified for Treatment or Removal in Zone 3

Non-Tree Species	Tree Species	Tree Species Continued
Arrowweed	Aleppo pine	Fig (spp.)
<i>Arundo donax</i>	American sweetgum	Glossy privet
Bamboo	Arizona cypress	Golden raintree
Blackberry	Arroyo willow	Italian stone pine
Bougainvillea	Shamel ash	Laurel sumac
California sagebrush	Bottlebrush (spp.)	Mexican fan palm
Cape honeysuckle	Brazilian pepper	Monterey pine
Castor bean	California fan palm	Olive (spp.)
Desert broom	Canary island date palm	Paloverde (spp.)
Pampas grass	Canary island pine	Pepper tree (spp.)
Prickly Russian thistle	Carob	Pine (spp.)
Smilo grass	Carrotwood	Red willow
Tobacco tree	Chinese elm	Siberian elm
Toyon	Chinese flame tree	Silk oak
Yucca	Coast live oak	Tree of Heaven
	Date palm (spp.)	Weeping Bottlebrush
	Eucalyptus (spp.)	Yellowwood (spp.)
	Fan palm (spp.)	Willow (spp.)

Note: All native tree or non-tree species listed in the table would only be removed if the individual was dead or dying.

Pre-Treatment Work Activities

- Flag or mark the edge of the treatment area.
- Flag or mark work avoidance areas.
- Flag or mark hazard trees adjacent to work areas.

- For mechanical treatment, walk treatment areas with contractors and identify access, parking, and staging areas. Identify water sources.

Vegetation Treatment Activities

- To minimize soil erosion potential, removed non-tree vegetation shall be cut at or near the ground surface and root systems left intact. For removed trees, stumps shall be left intact, with stump heights not exceeding 6 inches (as measured from the uphill side).
- All vegetative material from vegetation treatments shall be removed or treated (e.g., chipped) and spread on site.
- All chipped material shall be spread to a depth no greater than 6 inches.
- Stockpiling of vegetative material and equipment will be limited to designated upland areas outside of aquatic resources to the maximum extent practicable. Any temporarily staged materials will be placed to avoid contact with waters and minimize the potential for sediment discharge, and all stockpiled materials and equipment will be removed from the site at the end of each workday.

Other Combustible Material

- Other combustible material, including, but not limited to, debris, trash, or yard waste that is placed, left, or deposited in this zone shall be removed or chipped and spread according to the standards outlined above.

3.4.2 Special Considerations

3.4.2.1 Parks and Preserves

Mast Park

Mast Park includes both the developed park space and the adjacent river corridor extending west toward the Carlton Oaks Golf Course. The developed park space would not be treated as part of the fuel treatment plan and is not included in the project area. The segment of the San Diego River Trail accessible from Mast Park is one of the most active, with high year-round use from walkers, cyclists, equestrians, and dog walkers. As such, visibility, trail clearance, and user safety are important considerations when planning vegetation treatments. The need for risk reduction must be balanced with the need to maintain the high-quality recreational experience park users expect along the trail, including access to shade and viewsheds that highlight the park's natural character.

The river corridor area of the park falling within the project area contains a broad riparian system dominated by willows, cottonwoods, mulefat, sycamores, and patches of emergent wetland vegetation. Although restoration work has improved portions of the corridor, non-native shrubs, vines, and annuals persist and can create localized fuel continuity. Periodic flood deposition also results in dense vegetation mats and accumulated woody material that may require targeted management. Portions of the corridor contain persistent wet or saturated soils, especially following rain events or seasonal high flows, and these conditions can limit access for vegetation management crews. Wet soils may preclude the use of heavy equipment and restrict treatment methods to hand labor. This issue can be mitigated by timing operations during the dry season or using temporary access mats designed to distribute equipment load.

Active restoration areas, newly planted vegetation, and all wetland features within Mast Park shall be avoided during treatment activities. These sites contain sensitive biological resources, are naturally low risk from a fire behavior standpoint, and have been the focus of ongoing investment by the City and its partners. Mast Park also supports sensitive riparian-dependent bird species, including the endangered least Bell's vireo and the California gnatcatcher. Some portions in and near the project area overlap with federal critical habitat for these species. All vegetation work in these areas will follow the specific mitigation measures outlined in the Biological Resources Report (Dudek 2025a), which are designed to avoid disturbance during critical breeding periods and substantial alterations to suitable habitat.

Walker Preserve

The Walker Preserve is located upstream of Mast Park along the San Diego River corridor between Magnolia Avenue and the eastern city limits of Santee. It occupies a 107-acre stretch historically used for agriculture and sand mining and now functions as a restored multi-use open space. The Walker Preserve Trail is a 1.3-mile, 14-foot-wide gravel pathway that runs east to west along the Preserve's northern perimeter. Like Mast Park, it includes extensive riparian and wetland vegetation along the river, transitioning to coastal sage scrub on the north-facing slopes. Species composition, habitat value, and invasive species pressures are similar to those described for Mast Park, and treatment considerations follow the same general framework. Saturated soils in some areas are also a concern in this portion of the project area and may limit access or the use of certain treatment techniques during portions of the year.

Because this segment supports the same suite of federally protected bird species present in Mast Park, treatments shall be coordinated across the two areas to maintain consistency in timing, methods, and habitat protection measures.

3.4.2.2 Unhoused Populations

Unhoused populations may be present within areas targeted for hazardous fuels treatment, creating unique safety and communication challenges. These individuals often seek shelter in vegetated zones, which can overlap with identified treatment areas.

To protect both workers and vulnerable populations, jurisdictions shall provide advance notice of planned activities through multiple channels, such as in-person outreach, posted signage, and collaboration with service providers. Clear messaging shall explain the timing, purpose, and safety risks of vegetation treatment. On the day of operations, the City shall confirm that sites are clear before work begins. If individuals are present, outreach personnel shall assist with clearing active work areas by contacting law enforcement and public safety officers for removals to safe areas. The City's Public Services Division handles the posting and clearing of encampments but would also utilize assistance from the San Diego County Sheriff's Office to help abate encampments under certain circumstances.

3.4.2.3 Private Land Access and Public Notification

Access to public and private lands will be a critical consideration when planning vegetation management activities in the project area. The City shall secure proper rights of entry (ROEs) before any work begins for access to properties where work is being performed. This process shall include clear communication about the scope of work,

anticipated timelines, and any potential impacts to property or recreational use. Establishing these agreements early helps prevent delays and ensures legal compliance.

For publicly accessible recreation areas such as parks and trails, the City shall proactively alert the public to upcoming management activities to maintain safety and transparency. This can be achieved through posted signage at trailheads, park entrances, and online platforms, as well as notifications through local media and social channels. Messaging shall include the purpose of the project, expected dates, and any temporary closures or restrictions.

3.4.3 Access

Based on field assessments, potential access routes for vegetation management activities were identified. These routes are those that may accommodate vehicles and were broken into two categories:

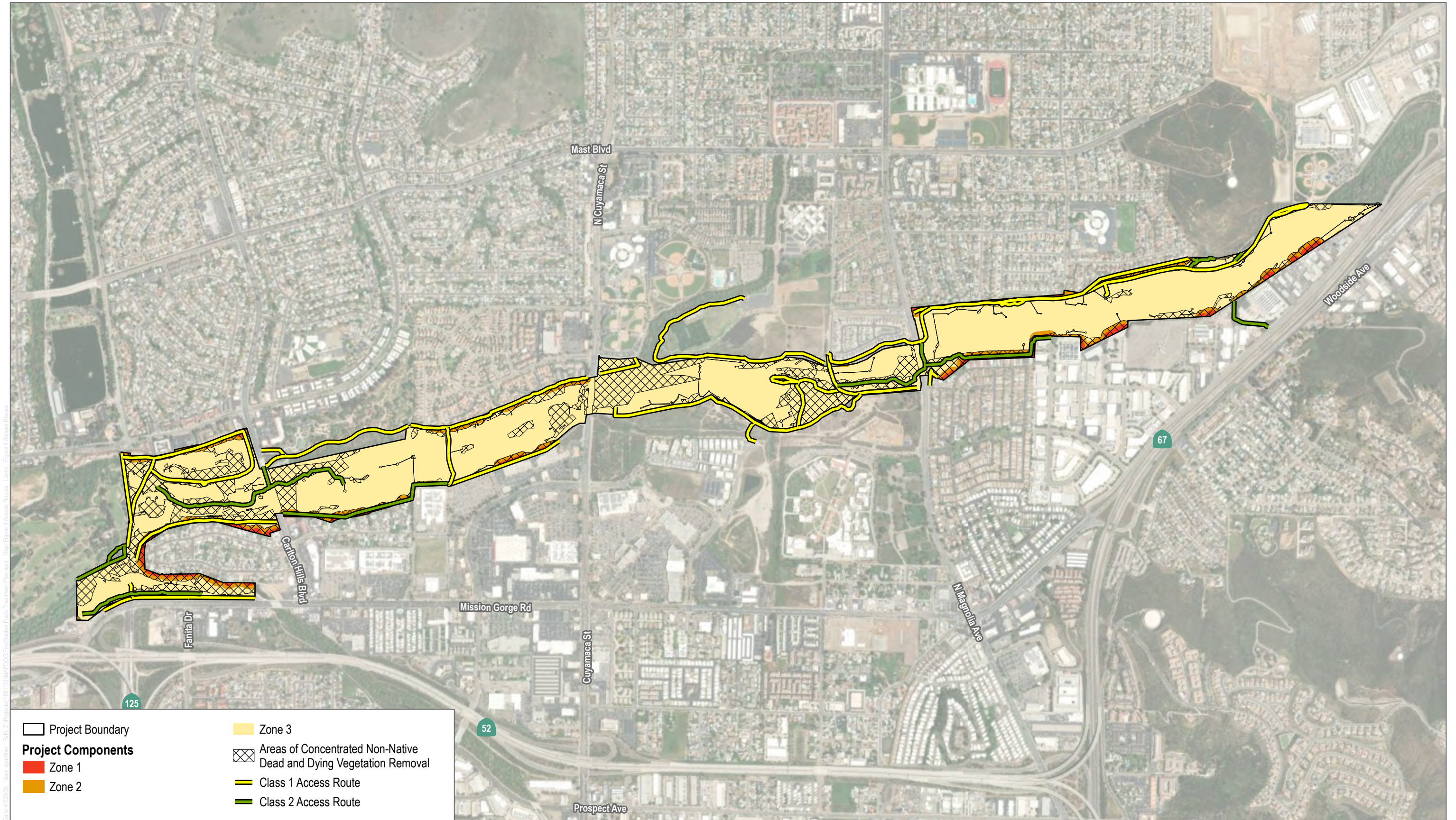
- **Class 1:** Capable of supporting full-size vehicles and associated equipment (e.g., chippers) and equipment trailers
- **Class 2:** Capable of supporting smaller vehicles (e.g., Bobcats, side-by-sides)

These routes shall be confirmed by the vegetation management contractor prior to use. Obtaining ROEs will be necessary in some locations (i.e., non-City owned land). A map of these routes is presented in Figure 4, Access Routes. In addition to these routes, it is anticipated that overland travel by foot will be conducted by field crews along disturbed areas to access vegetation management work locations.

Project implementation would prioritize existing roads and trails, minimizing the need for new disturbance. To the extent feasible, staging areas would be located away from residential areas and popular trailheads to reduce noise, dust, and congestion. When mechanical equipment is required, operators shall use designated entry points and avoid sensitive resources areas or high-use recreation corridors.

Access via public roadways may also be necessary. In such cases, the selected contractor will be responsible for traffic control to maintain safe working conditions.

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SOURCE: Vantor 2025; Open Street Map 2025

FIGURE 4
Access Routes

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3.5 Biomass Disposal Recommendations

3.5.1 Recommended Vegetation Disposal Methods

Because most of the project area is relatively accessible, several disposal options are feasible; however, some methods provide substantially greater long-term hazard reduction than others. The following recommended practices are listed in order of preference. Mechanical treatments, such as mastication or mowing, may generate biomass that is inherently disposed of as part of the treatment itself (i.e., biomass is chipped or thatched). Chemical treatments generally produce little to no biomass at the time of application, but any subsequent cutting of dead material resulting from herbicide treatments shall follow the disposal methods described below.

3.5.2 Off-Site Transport to a Green Waste Facility

Off-site disposal is the preferred approach for most areas because it provides the greatest reduction in long-term fuel loading. By ensuring that logs, slash, or other cut material do not remain on site, off-site removal also maintains the treated area's effectiveness over time by limiting the accumulation of surface fuels and avoids creating concentrated piles of drying material that could temporarily increase hazard. In most parts of the project area, the logistics of loading, hauling, and disposal are relatively straightforward, making transport to a green waste facility the most reliable option available in terms of hazard reduction.

This method is particularly well suited to the relatively small-diameter woody shrubs, cut limbs, and general brush material typical of the project area. It is also appropriate for any biomass generated after chemical treatments have caused vegetation death, particularly where remaining material presents a hazard and must be removed during follow-up work. With reliable access for trucks and trailers, crews can stage cut material in designated clearings and transport it to an approved green waste facility. Material can also be chipped directly into a trailer or truck bed, which typically allows for greater tonnage per haul compared to raw cut material.

3.5.3 On-Site Broadcast of Chips

Broadcasting chips on site is an effective alternative where off-site hauling is inefficient or unnecessary. This method is appropriate only for woody material, as chippers cannot accommodate fibrous vegetation such as *Arundo*. When used appropriately, chipping rearranges fuels into a compact layer of small fragments that lie close to the ground, hastening decomposition. Chips shall be broadcast evenly across the treatment area to prevent deep accumulations that could support smoldering. Although the biomass remains on site, its hazard level is dramatically reduced because branches and ladder fuels are converted into a form that does not readily carry fire either horizontally or vertically. Spreading will not occur within jurisdictional streambeds to avoid impacts and the need for permitting.

3.5.4 Lop-and-Scatter

Lop-and-scatter may be employed in small portions of the project area where neither hauling nor chipping is feasible due to restricted access, limited maneuvering room, or steep, uneven ground. Under this method, crews cut material into shorter lengths and scatter it evenly, so it lies as close to the ground as possible (i.e., within 12 to 18 inches). While lop-and-scatter does reduce fuel continuity, it leaves the material on site and therefore provides only modest benefits in terms of long-term surface fuel reduction. Because scattered material dries and persists, this

technique is considered the least effective disposal option and shall be used sparingly and only where other methods cannot be safely or practically implemented. In these limited cases, careful distribution of the material is important to avoid creating localized concentrations of slash or unintentional fuel pathways.

Some trees, such as large, isolated palms, may need to be left on the ground after cutting due to site access constraints or prohibitive costs associated with their removal from the site. Larger diameter debris, such as tree trunks, retain fuel moisture for much longer periods than finer fuels and thus do not readily ignite. Limited quantities of tree trunk sections are not expected to contribute significantly to fire hazard within the river corridor. Material will not occur within jurisdictional streambeds to avoid impacts and the need for permitting.

3.5.5 Cranes and Helicopters

In isolated or inaccessible areas where large trees cannot be safely removed using standard ground-based methods, helicopter or crane-assisted removal may be used. These techniques allow large trees to be lifted out without disturbing sensitive terrain or adjacent properties but require advance planning for safe lift paths, staging zones, and coordination with permitting agencies. Due to their cost and operational complexity, helicopter and crane removal would be considered only when no practical ground-based alternative exists and the tree cannot be safely left in place.

3.5.6 Species-Specific Disposal Considerations

Some vegetation types within the project area require specialized handling. *Arundo* is of particular concern because it cannot be safely chipped and readily spreads through stem or rhizome (root) fragments. *Arundo* forms dense, bamboo-like stands with thick rhizomes capable of producing new plants from even small fragments, and these fragments are easily transported by water or human activity. The species is highly flammable throughout much of the year and increases fire susceptibility, displaces native vegetation, and contributes to flooding and sedimentation in riparian corridors (DiTomaso et al. 2013). For these reasons, all cut *Arundo* material must be contained immediately by bundling or bagging and transported off-site to an appropriate waste facility. Herbicide-based treatments do not eliminate the need for careful disposal, as dead stems and rhizome fragments remain capable of vegetative spread (DiTomaso et al. 2013).

Other invasive or weed species may also require off-site disposal when seed heads or vegetative propagules are present. Any species that produces viable seed during the treatment window or that spreads through stem fragmentation shall be removed from the project area rather than chipped or scattered.

3.5.7 Selecting the Appropriate Disposal Method

Selecting an appropriate disposal approach depends on access, vegetation type, and the volume of material generated. Off-site removal shall be prioritized where feasible due to its long-term hazard reduction benefits. Chipping may be used where equipment access is available, and vegetation consists of suitable woody material. Lop-and-scatter shall be limited to small, constrained areas.

All disposal activities must comply with the requirements of any applicable CDFW, U.S. Army Corps of Engineers, and other necessary permits. These authorizations include specific conditions related to vegetation removal and protection of riparian and aquatic resources. Disposal near channels must avoid unauthorized deposition of

material, prevent the introduction of invasive propagules to waterways, and maintain consistency with all permit conditions.

3.6 Maintenance

The purpose of ongoing maintenance is to ensure that initial vegetation treatments continue to reduce wildfire hazard over time. Maintenance activities are intended to (1) prevent the re-accumulation of hazardous fuels, (2) sustain desired vegetation structure and species composition, (3) protect initial treatment investments, and (4) improve firefighter access and suppression effectiveness during wildfire events.

Maintenance Frequency and Inspections

Maintenance intervals will vary depending on vegetation type, treatment zone, and treatment technique. The plan area will be inspected biannually to determine maintenance needs. It is expected that maintenance within Zones 1 and 2 will occur at least once annually. Maintenance within Zone 3 will be determined during biannual inspections and will be based on:

- Establishment (or re-establishment) or non-native plant species
- Vegetation mortality (dead plant material presence)
- Accumulation or deposition of combustible debris (including dead and dying non-native and native vegetation)

The frequency of maintenance activities in Zone 3 will be dependent on observations made during biannual inspections. It is expected that one-quarter of the total project area will be maintained annually to preserve reduced hazardous fuel conditions.

Maintenance Techniques and Material Disposal

Maintenance of the plan area will utilize the techniques outlined in Section 4.3 (hand labor, mechanical, and chemical). Biomass disposal associated with maintenance activities will follow the recommendations outlined in Section 4.5. Access for maintenance will be achieved as outlined in Section 4.4.3.

Treatment Recommendations

Maintenance activities are intended to retain conditions established by the initial treatment. The treatment recommendations for each Zone defined in Section 4.4.1 will be followed during maintenance activities.

Resource Protection

The BMPs identified for each vegetation management technique (Sections 4.3.1.4, 4.3.2.4, and 4.3.3.3) will be implemented during maintenance activities. Additionally, the resource protection practices outlined in Section 5 will be implemented during maintenance activities.

Responsibilities

The City will be responsible for conducting biannual inspections, determining maintenance needs for each zone, coordinating or engaging maintenance crews, and ensuring compliance with this plan and associated resource protection measures.

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4 Resource Protection

In addition to the BMPs identified for the vegetation management techniques identified in this FTP, this section outlines additional practices intended to avoid or minimize potential impacts associated with vegetation treatment or removal.

4.1 Biological Resources

The vegetation management activities identified in this FTP have the potential to impact biological resources via ground disturbance, vegetation removal or treatment, and the use of vegetation management tools and equipment. To avoid or minimize the potential for impacts to biological resources, the specific measures identified in the Biological Resources Letter Report (Dudek 2025a) shall be implemented, depending on species present in the identified treatment area. In general, these measures include conducting pre-construction biological surveys, identifying and marking avoidance or buffer areas, conducting biological monitoring during vegetation management operations, and establishing work windows to avoid and minimize adverse effects on nesting birds and special-status plants and animals. Any trimming of native vegetation shall occur only following acquisition of required permit. To facilitate implementation of the biological resource measures, potentially jurisdictional aquatic resources shall be avoided through implementation of BMPs, and measures outlined in the Biological Resources Letter Report (Dudek 2025a). The City shall contract with qualified biological consultants to implement the specific measures identified in the Biological Resources Letter Report (Dudek 2025a).

4.2 Cultural Resources

The vegetation management activities identified in this FTP have the potential to impact cultural resources, primarily via ground disturbance. To avoid or minimize the potential for impacts to cultural resources, the specific measures identified in the Cultural Resources Assessment Report (Dudek 2025b) shall be implemented.

4.3 Slope Stability/Erosion

Minimizing erosion risk means any features or actions taken to reduce surface erosion, gully, channel erosion, and mass erosion within the treatment area during or after the fuel reduction work is complete. Post-treatment, there is the potential for erosion caused by the loss of vegetation cover that previously had intercepted rain and runoff or slowed down the velocity of rainfall and runoff. This is an especially crucial consideration as erosion within the project area has the potential to contribute to sedimentation of the San Diego River, resulting in turbidity and potential infill.

To minimize the risk of excessive erosion post-treatment, this treatment prescription recommends using a combination of erosion and sedimentation BMPs from the construction and forestry industries, including the California Forest Practice Rules, San Diego County Erosion and Sediment BMPs, and EPA erosion and sediment control BMPs. Management recommendations during and after fuel reduction treatment to reduce the potential for soil erosion within the treatment area or on adjacent downstream lands include the following:

1. Avoid work during and immediately following wet periods when soils are saturated.
2. Where work is unavoidable in saturated soils or along creek banks, hand place high-density flexible rubber mats to distribute equipment load and protect soils.

3. No vehicle or equipment is used on roads when roads are wet or muddy.
4. Equipment used for mechanical treatment shall not operate on hillsides with slopes greater than 50% (27°).
5. No removal of stumps or root balls of cut material. The root systems of cut vegetation shall be left intact as much as possible.
6. Mature, native tree canopy will be left intact.
7. Treated vegetation shall be masticated or chipped and spread back onto the treatment area where slopes do not exceed 45° (100% slope or 1:1 slope).
8. On slopes exceeding 45° (greater than 100% slope or greater than 1:1 slope), cut tree branches can be spread onto the surface to help prevent chips from sliding down the slope during precipitation.
9. Only hand labor shall be performed within 25 feet of a wetland or water body. Only hand labor or chemical spot treatment shall be performed between 25 and 100 feet of a perennial stream or water body.
10. Areas of bare soil created by fuel reduction treatments shall be covered entirely with chipped or masticated vegetation.

Not all of the above recommendations need to be applied to the entire treatment area, and some areas, such as flat expanses of Mast Park and the Walker Preserve, may not need any erosion control measures. The most effective measures will be actions taken to minimize soil disruption and prevent erosion caused by rain impacting soil previously sheltered by untreated vegetation. Therefore, at a minimum, it is recommended that treatment be avoided when and where soils are wet, that mechanical treatment is not used on steep slopes, and that the treatment work provides a ground cover (e.g., chips or masticated material) onto the treated areas. None of the treatment standards or methods recommend creating denuded areas or bare soil to achieve treatment prescription goals. The creation of small bare areas is possible during the vegetation treatment work but will not be intentionally created and will be covered with cut, chipped, or masticated material.

4.4 Water Quality

In addition to other measures identified in this plan, the following BMPs shall be implemented, to minimize potential negative effects on water quality:

1. Mechanical tools, equipment, and vehicles shall be routinely inspected to ensure that fuel, oil, and other fluids and lubricants are not leaking.
2. Tool and equipment refueling shall be conducted in identified re-fueling areas in staging or parking areas that provide secondary containment located away from watercourses.
3. Provide spill kits at refueling areas.
4. Store tools, lubricants, and fuels away from watercourses, ensuring secondary containment and clear labeling.
5. Stockpiling of vegetative material and equipment will be limited to designated upland areas outside of aquatic resources to the maximum extent practicable. Any temporarily staged materials will be placed to avoid contact with waters and minimize the potential for sediment discharge, and all stockpiled materials and equipment will be removed from the site at the end of each workday.

4.5 Pests and Pathogens

Several invasive pests and plant pathogens are known to threaten native riparian trees in the San Diego River corridor, including the goldspotted oak borer, shot hole borer, and *Phytophthora* root disease. Pest and pathogen BMPs shall be incorporated where applicable within the project area. The following BMPs shall be implemented accordingly:

1. Schedule all oak trimming or removal, where permitted, between October and March to avoid the goldspotted oak borer adult flight period and minimize wound-attraction.
2. Avoid trimming or ground disturbance during or immediately after wet periods (rainfall greater than 0.5 inches within a 24-hour period), when pest and pathogen transmission risk is highest.
3. Clean and sanitize vehicles, equipment, tools, footwear, and clothes before arriving at a project site or when leaving an area with infestations of invasive species. Sanitize all hand tools and chainsaws that come into contact with infected material, or material suspected to be infected, before leaving a work site using a 10% bleach solution or 70% isopropyl alcohol.
4. Remove all soil/mud and plant debris from boots, tracked equipment, tires, and undercarriages before entering and leaving a site, especially when working near the San Diego River or wetlands.
5. Treated woody vegetation shall be chipped or masticated and spread on site to a depth not exceeding 6 inches, unless material shows signs of active pest infestation.
6. Do not stage or transport cut wood from host species (e.g., oak, sycamore, willow) unless it is chipped, debarked, solarized, or disposed of at an approved facility.
7. Cover all infested wood in clear plastic tarps sealed at the edges for at least 6–12 months if immediate removal is not feasible.
8. Never move unprocessed wood or logs off site from the project area unless securely covered and delivered to an approved biomass, composting, or landfill facility.
9. Report any suspected pest infestations (e.g., exit holes, staining, sap flow, crown dieback) to the project manager immediately.

For additional reference, see:

- Goldspotted Oak Borer Resources – UCANR: <https://ucanr.edu/site/goldspotted-oak-borer>
- Shot Hole Borer Resources – UCANR: <https://ucanr.edu/site/invasive-shothole-borers>
- Phytophthora Resources – CA Oak Mortality Task Force: <https://www.suddenoakdeath.org>

4.6 Fire Protection

The following fire protection BMPs are provided to minimize the potential for ignition during implementation operations:

1. During operations that involve the use of any vehicle, machine, tool or equipment powered by an internal combustion engine operated on hydrocarbon fuels, provide and maintain suitable and serviceable tools for firefighting purposes. Equipment shall be located at a point accessible in the event of a fire and shall include one backpack pump-type fire extinguisher filled with water, two axes, two McLeod fire tools, and a sufficient number of shovels so that each employee at the operation can be equipped to fight fire.

2. Ensure that all equipment with an internal combustion engine using hydrocarbon fuels is equipped with a spark arrestor, as defined in California Public Resources Code Section 4442.
3. Establish communication procedures with staff and contractors for reporting fires or call 911 in emergencies.
4. Restrict the use or timing of use of tools or equipment with the potential to generate heat or sparks during Red Flag Warnings and High to Extreme Fire Danger days.
5. Identify staging areas prior to initiating operations. Staging areas shall be contained within already disturbed areas or non-vegetated areas (e.g., roads, parking lots) and shall account for vehicle parking and tool/equipment storage.

4.7 Air Quality

The following BMPs shall be implemented, where feasible, to minimize potential negative effects on air quality:

1. Control fugitive dust resulting from equipment use as needed by watering disturbed areas and ingress/egress locations.
2. Maintain all trucks and equipment in good working order and compliant to current emission standards, including Tier 4 Final Air Pollution Control District – San Diego County required equipment and Best Available Control Technology, where possible.
3. Avoid work during unfavorable weather conditions, including excessive wind/Santa Ana events, to reduce unnecessary contributions to dust and particle suspension.
4. Securely cover all material (e.g., mulch, trees, tree debris) transported off site.
5. Limit the size and quantity of equipment to that which is necessary to meet the identified vegetation management standard.
6. Limit traffic speeds on dirt roads to 15 miles per hour.
7. Clean construction vehicles and equipment to prevent dust, silt, mud, and dirt from being tracked onto paved roadways.
8. Limit vehicle idling time to a maximum of 2 minutes for diesel-powered equipment and 5 minutes for all other vehicles and equipment, except where idling is required for the equipment to perform its task.
9. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

4.8 Recreation Resources

This plan does not recommend actions that would permanently close or prevent recreation activities, but temporary closures or use restrictions may be necessary for the safe operation of equipment and to ensure public safety. To minimize potential negative effects of plan implementation on recreation resources, the following BMPs have been identified:

1. Restore disturbed recreation areas to pre-operation conditions (e.g., clear blocked trails, recontour damaged trails to minimize the potential for erosion or the creation of unauthorized trails).
2. Repair, replace, or reinstall damaged, removed, or relocated park infrastructure (e.g., signs, gates).

3. Minimize the extent or duration of closures by phasing work and/or conducting work outside of peak visitation periods, where feasible.
4. Where feasible, conduct operations on weekdays during daytime hours (7 a.m. to 7 p.m.).
5. Control public access by posting detours, installing and maintaining appropriate and adequate signage, using flaggers/monitors where necessary, closing work areas via exclusionary fencing, and providing necessary monitoring/patrolling staff to ensure access control measures are maintained and effective.
6. Disseminate information regarding planned project activities on the City's website, social media, in-park signage, local newspaper, and via outreach to regular known user groups.

4.9 Noise

1. All noise-producing project equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other factory-installed shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed "package" equipment shall be equipped with shrouds and noise control features that are readily available for that type of equipment.
2. Mobile equipment staging, parking, maintenance areas, and construction equipment shall be located as far as practicable from noise-sensitive receivers.
3. The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the Owner shall be established prior to construction commencement that shall allow for resolution of noise problems that cannot be immediately solved by the site supervisor.

4.10 Biological Resources

1. Retain at least 75% of the overstory and 50% of the understory canopy of native riparian vegetation within 100 feet of perennial streams and 50 feet of intermittent streams during thinning activities.

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5 References

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Appendix A

Treatment Areas by Parcel

This appendix presents parcel- and zone-level summaries of vegetation type, biomass, acreage, and tree counts within the project area. Parcel boundaries were intersected with treatment zones and vegetation layers to support parcel-scale reporting. For clarity, parcels overlapping less than 0.25 acres of the project area are not included in the tables below, as these parcels contain no or negligible vegetation eligible for removal. For this reason, the total biomass reported in Table 2 of the FTP differs slightly from the sum of grand totals presented in Tables A-1 through A-5 below.

Furthermore, the biomass, acreage, and count estimates presented here are for planning purposes and may differ from actual vegetation removal, which will be guided by the treatment recommendations in Section 3.4 of the FTP. The data collected during field assessments is only a preliminary mapping of the potential areas slated for treatment within Zone 3. The project would implement MM BIO-9 Tree Survey, to provide comprehensive mapping, by a Certified Arborist, of the dead, dying, and invasive species that would be removed under the proposed project. A biological monitor shall be present in accordance with MM BIO-3: Biological Monitor, to ensure vegetation management activities occur only for dead, dying, and invasive species.

Totals may not sum due to rounding. Acres include all mapped vegetation, including tree stands. Isolated trees are not included in the acreage estimate.

Table A-1. City of Santee: Estimated Area (Ac), Biomass (CY), and Tree Quantities for Removal by Zone and Parcel

Parcel ID	Biomass (CY)	Biomass (CY)	Tree Quantity	Total Biomass	Total Acres
	Non-Tree Vegetation	Trees			
Zone 1	3,980	7,904	28	11,884	7.50
742404	1	0	0	1	0.01
743712	263	0	0	263	1.05
743713	0	0	0	0	0
743714	0	0	0	0	0
743715	74	898	1	971	0.16
743868	12	3	1	14	0.57
744411	229	0	0	229	0.63
744414	18	0.26	1	18	1.46
745255	1,509	842	2	2,351	1.42
5049964	29	6	1	35	0.71
5097906	6	0	0	6	0.16
5097912	1,839	6,156	22	7,995	1.31
Zone 2	8,998	1,774	212	10,772	20.87
742404	6	0	1	6	0.06
743712	294	1	0	295	1.26
743713	12	3	1	16	0.08
743714	0	0	0	0	0
743715	1,155	0	0	1,155	1.25
743868	18	9	6	27	1.09
744411	1,251	0.1	1	1,251	1.82
744414	50	23	5	73	4.19

Table A-1. City of Santee: Estimated Area (Ac), Biomass (CY), and Tree Quantities for Removal by Zone and Parcel

Parcel ID	Biomass (CY)	Biomass (CY)	Tree Quantity	Total Biomass	Total Acres
	Non-Tree Vegetation	Trees			
745255	2,400	341	9	2,741	4.42
5049964	73	15	5	88	1.79
5097906	12	2	1	14	0.37
5097912	3,727	1,379	183	5,105	4.52
Zone 3	1,327,983	17,571	843	1,345,554	53.05
742404	12	976	7	988	0.16
743712	40,619	4	3	40,623	1.66
743713	27,126	52	13	27,178	0.72
743714	13,500	1	2	13,501	0.31
743715	42,704	11	12	42,715	1.02
743868	40,501	2	2	40,503	1.06
744411	81,044	186	22	81,230	2.46
744414	189,480	82	24	189,562	5.06
745255	162,956	4,257	148	167,212	8.90
5049964	216,053	224	34	216,277	5.45
5097906	54,057	2	4	54,059	4.81
5097912	459,929	11,776	572	471,705	21.45
Grand Total	1,340,960	27,250	1,083	1,368,210	81.42

Table A-2. County of San Diego: Estimated Area (Ac), Biomass (CY), and Tree Quantities for Removal by Zone and Parcel

Parcel ID	Biomass (CY)	Biomass (CY)	Tree Quantity	Total Biomass	Total Acres
	Non-Tree Vegetation	Trees			
Zone 1	0	0	0	0	0
Zone 2	0	0	0	0	0
Zone 3	280,118	6,424	420	286,541	36.45
5224913	13,505	0	2	13,505	0.61
5261822	27,000	0	0	27,000	0.62
5261823	224,812	6,372	406	231,184	31.70
5261825	11,586	0	0	11,586	1.33
5267294	3,161	0	0	3,161	1.45
5267295	53	27.8	6	81	0.63
5285206	0	24	6	24	0.10

Table A-2. County of San Diego: Estimated Area (Ac), Biomass (CY), and Tree Quantities for Removal by Zone and Parcel

Parcel ID	Biomass (CY)	Biomass (CY)	Tree Quantity	Total Biomass	Total Acres
	Non-Tree Vegetation	Trees			
Grand Total	280,118	6,424	420	286,541	36.45

Table A-3. San Diego Metropolitan Transportation Development Board: Estimated Area (Ac), Biomass (CY), and Tree Quantities for Removal by Zone and Parcel

Parcel ID	Biomass (CY)	Biomass (CY)	Tree Quantity	Total Biomass	Total Acres
	Non-Tree Vegetation	Trees			
Zone 1	0	0	0	0	0
Zone 2	0	0	0	0	0
Zone 3	81,082	0	0	81,082	3.22
5224911	54,080	0	0	54,080	2.47
5261821	27,002	0	0	27,002	0.75
Grand Total	81,082	0	0	81,082	3.22

Table A-4. Private Parcel: Estimated Area (Ac), Biomass (CY), and Tree Quantities for Removal by Zone and Parcel

Parcel ID	Biomass (CY)	Biomass (CY)	Tree Quantity	Total Biomass	Total Acres
	Non-Tree Vegetation	Trees			
Zone 1	110	3	9	113	1.06
207756	77	3	9	80	0.41
743709	0	0	0	0	0
743710	0	0	0	0	0
743711	0	0	0	0	0
745210	0	0	0	0	0
5058644	32	0	0	32	0.11
5097911	1	0	0	1	0.53
Zone 2	209	25	6	235	2.13
207756	162	25	4	187	1.10
743709	0	0	0	0	0
743710	0	0	0	0	0

Table A-4. Private Parcel: Estimated Area (Ac), Biomass (CY), and Tree Quantities for Removal by Zone and Parcel

Parcel ID	Biomass (CY)	Biomass (CY)	Tree Quantity	Total Biomass	Total Acres
	Non-Tree Vegetation	Trees			
743711	0	0	0	0	0
745210	0	0	0	0	0
5058644	32	1	0	32	0.11
5097911	15	0	2	15	0.92
Zone 3	284,392	137	40	284,529	13.14
207756	54,158	7	3	54,165	3.31
743709	38	0	0	38	0.50
743710	40,574	4	4	40,578	1.86
743711	27,032	1	5	27,034	1.03
745210	162,538	124	28	162,662	5.87
5058644	0	0	0	0	0
5097911	52	0	0	52	0.57
Grand Total	284,711	166	55	284,876	16.32

Table A-5. Rights-of-Way: Estimated Area (Ac), Biomass (CY), and Tree Quantities for Removal by Zone and Parcel.

Parcel ID	Biomass (CY)	Biomass (CY)	Tree Quantity	Total Biomass	Total Acres
	Non-Tree Vegetation	Trees			
Zone 1	10,433	18	9	10,451	1.08
Carlton Hills Boulevard	0	0	0	0	0
Chubb Lane	0	0	0	0	0
Cuyamaca Street	0	0	0	0	0
Magnolia Avenue	0	0	0	0	0
Right-of-Way	10,433	18	9	10,451	1.08
Zone 2	30,982	764	55	31,746	3.28
Carlton Hills Boulevard	1	0	0	1	0.03
Chubb Lane	0	0	0	0	0
Cuyamaca Street	2	0	0	2	0.01
Magnolia Avenue	0	0	0	0	0
Right-of-Way	30,979	764	55	31,743	3.24

Table A-5. Rights-of-Way: Estimated Area (Ac), Biomass (CY), and Tree Quantities for Removal by Zone and Parcel.

Parcel ID	Biomass (CY)	Biomass (CY)	Tree Quantity	Total Biomass	Total Acres
	Non-Tree Vegetation	Trees			
Zone 3	810,463	1,428	205	811,891	24.92
Carlton Hills Boulevard	0	0	0	0	0
Chubb Lane	88	1	3	89	0.66
Cuyamaca Street	0.13	74	33	74	0.46
Magnolia Avenue	60	0	0	60	0.66
Right-of-Way	810,314	1,353	169	811,667	23.13
Grand Total	851,878	2,209	269	854,087	29.27

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Due to file size, the Final Environmental Impact Report Attachment is available via the link provided below:

<https://www.cityofsanteeca.gov/documents/planning-building/active-projects/hazard-mitigation-grant/hmgrp-final-environmental-impact-report.pdf>

MEETING DATE August 12, 2026

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ADOPTING THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY FEE SCHEDULE INTO THE CITY OF SANTEE FEE SCHEDULE

DIRECTOR/DEPARTMENT Harley Wallace, Fire Chief 

SUMMARY

The Santee-Lakeside Emergency Medical Services Authority (SLEMSA) was created through a Joint Powers Agreement (JPA) between the City of Santee and the Lakeside Fire Protection District to provide emergency ambulance services and transportation for Santee, Lakeside, and the unincorporated area of El Cajon referred to as Bostonia. On January 1, 2023, SLEMSA assumed administrative and operational control of ambulance services from the dissolved County Service Area (CSA) 69 per Local Agency Formation Commission (LAFCO) filing number RO22-01. The JPA is governed by the SLEMSA Commission composed of two members of the Santee City Council and two members of the Lakeside Fire Protection District Board of Directors.

On December 20, 2022, the SLEMSA Commission approved an initial fee schedule for ambulance services. The established fee schedule became effective January 1, 2023, with fees subject to a 3.0% increase annually beginning on January 1st of each calendar year.

On August 6, 2025, SLEMSA entered into a Professional Services Agreement with NBS Government Finance Group to conduct a fee study to determine SLEMSA's actual cost per call for providing ambulance transport services. This analysis determined the actual cost per call for a SLEMSA ambulance transport in FY 2025-26 was \$3,442.00. Additionally, NBS noted that the annual 3% fee increase in the initial fee schedule was legally defensible, however an annual increase based on the Consumer Price Index (CPI) would more accurately reflect the actual increase to provide service.

At the May 14, 2026, SLEMSA Commission meeting, the Commission provided direction to staff to continue the meeting to June 8, 2026, and return with a draft ordinance for a transport fee increase for consideration. Staff was also asked to include a CPI based inflator and to change the CPI increase from calendar year to fiscal year.

At the continuation of the meeting on June 8, 2026, the SLEMSA Commission adopted an ordinance implementing a new fee schedule that increased the non-resident ambulance transport fee to \$3,442.00, increased the resident transport fee to \$2,800.00, and established an annual fee increase at the start of each fiscal year, beginning July 1, 2026, based upon the CPI-U, Medical Care Component, Not Seasonally Adjusted, for the San Diego – Carlsbad area, as published by the U.S. Bureau of Labor Statistics, based on the twelve (12) month period ending in March. As a result of this action by the SLEMSA Commission, the fee schedule in Table 1 took effect on July 8, 2026. The fees in Table 1 have been updated from their original amount. The update is based on the 5.29% CPI-U, Medical Care Component as of March 2026.



Table 1: SLEMSA Fee Schedule as of July 8, 2026, with CPI-U, Medical Care Component

Description	Fee
Resident Ambulance Transport	\$2,948.00
Non-Resident Ambulance Transport	\$3,624.00
Non-Transport (Treat & Release)	\$170.00
Mileage	\$46.00/mile (minimum 1 mile)
Oxygen	\$72.00
Night Charge (1900-0700)	\$45.00
Standby Charge	\$269/hour

FINANCIAL STATEMENT

Revenue generated through emergency ambulance services is collected by the City of Santee as the administrative services provider for SLEMSA and then distributed evenly between the City of Santee and Lakeside Fire Protection District. As a result of the recent ambulance transport fee increase, the City's share of ambulance billing revenue is estimated to increase by approximately \$600,000 per year. This revenue is used to support the costs associated with the Emergency Medical Services program.

CITY ATTORNEY REVIEW

☐ N/A • ☒ Completed

RECOMMENDATION

Adopt the attached Resolution to add the Santee Lakeside Emergency Medical Services Authority Fee Schedule into the City of Santee fee schedule.

ATTACHMENT

Resolution

SLEMSA Ordinance No. 26-001 Updated Schedule of Fees

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTEE, CALIFORNIA AMENDING THE CONSOLIDATED
FEE SCHEDULE TO INCLUDE THE AMBULANCE
TRANSPORT FEES ADOPTED BY THE SANTEE-
LAKESIDE EMERGENCY MEDICAL SERVICES
AUTHORITY**

WHEREAS, the City of Santee (the "City") is authorized by California Government Code Section 66018 to set and collect fees to cover the costs of providing certain public services to the community; and

WHEREAS, on June 27, 2012, the City Council adopted Resolution 047-2012 establishing a Consolidated Fee Schedule and set user fee amounts for various services at no more than the estimated reasonable cost of providing each service to be adjusted as necessary to reflect the rate of inflation; and

WHEREAS, Santee Municipal Code Section 3.02.010(A) authorizes amendments to the Consolidate Fee Schedule by a resolution of the City Council; and

WHEREAS, on September 8, 2022, the City Council adopted Resolution 106-2022 approving the Santee-Lakeside Emergency Medical Services Authority (the "Authority" or "SLEMSA") Joint Exercise of Powers Agreement (the "JPA") with the Lakeside Fire Protection District ("LFPD"); and

WHEREAS, the JPA provides for the administration of the Authority and authorizes the City and the LFPD to administer, fund, manage, and oversee coordination of ambulance transport services within their defined boundaries; and

WHEREAS, the JPA designates the City as the Member Agency to serve as the Administrative Services Provider responsible for the provision of services reasonably necessary for the administrative functions of the authority; and

WHEREAS, on December 20, 2022, the Authority adopted Ordinance No. 22-001 establishing a Schedule of Fees, effective January 1, 2023, to be charged to each person receiving services from the Authority for the costs necessary to provide emergency medical and ambulance services, which increase by 3.0% each January 1 thereafter; and

WHEREAS, on December 31, 2022, the Authority entered into an agreement for billing services with Digitech Computer LLC to be overseen by the City as the Administrative Services Provider; and

WHEREAS, on May 17, 2024, the Authority adopted Ordinance No. 24-001 amending the Schedule of Fees to increase the fees charged for Resident Ambulance Transport to more accurately reflect the actual and reasonable costs to provide such services; and

WHEREAS, on July 22, 2025, the Authority adopted Resolution 25-001 awarding a special services contract to NBS Government Finance Group ("NBS") to conduct a comprehensive analysis of the Authority's ambulance service costs and associated Schedule of Fees; and

WHEREAS, NBS presented its Ambulance Services Rate and Fee Study, attached as **Exhibit A** and incorporated here for all purposes (the “Cost of Service Study”), to the Authority on May 14, 2026; and

WHEREAS, in consideration of the Cost of Service Study, the Authority published notice pursuant to Government Code Section 6066 of its intention to amend the Resident Ambulance Transport fee and Non-Resident Transport fee to more accurately reflect the actual and reasonable costs to provide such services and to change the methodology by annual increases in all fees would be calculated from an automatic 3.0% increase each January 1 to a calculation based upon the Consumer Price Index (“CPI”) Medical Care component based on the twelve month period ending in March and updated based on this inflator beginning on July 1 of each fiscal year; and

WHEREAS, on June 8, 2026, the Authority opened and closed a public hearing and adopted Ordinance No. 26-001, attached as **Exhibit B** for reference, to amend the Schedule of Fees to reflect the costs of providing transport services included in the Cost of Service Study and to revise the fee adjustment methodology to utilize applicable CPI percentage changes instead of a fixed percentage as recommended in the Cost of Service Study; and

WHEREAS, the City desires its Consolidated Fee Schedule to include fees for the provision of emergency medical and ambulance transport services that are commensurate with the fees established by the Authority in which the City participates; and

WHEREAS, the City has published notice of its intention to consider a resolution amending the City’s Schedule of Fees to add Ambulance Transport Fees and has met the procedural requirements of Government Code Sections 66018 and 6062(a); and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred and the City Council now desires to adopt the proposed resolution;

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

SECTION 1. The foregoing Recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The fees adopted by the Santee – Lakeside Emergency Medical Services Authority as reflected in Exhibit B to this Resolution are hereby adopted and incorporated into the Consolidated Fee Schedule as follows:

The following fees are intended to be consistent with the Schedule of Fees adopted by the Santee – Lakeside Emergency Medical Services Authority. In the event of conflict, the fees established by the Authority shall govern absent further resolution by the City. Rates shall increase every July 1 by CPI-U, Medical Care Component.	
Description	Fees
Resident Ambulance Transport	\$2,948
Non-Resident Ambulance Transport	\$3,624
Non-Transport (Treat & Release)	\$170
Mileage	\$46/mile (minimum 1 mile)
Oxygen	\$72

Night Charge (1900-0700)	\$45
*Standby Charge	\$269/hour

The Consolidated Fee Schedule shall note that the fees are intended to align with the fees set by the Authority and that in the event of conflict the fees established by the Authority shall govern absent further resolution by the City; and

SECTION 3. The City Council finds that this Resolution is exempt from the California Environmental Quality Act ("CEQA") because this Resolution does not qualify as a "project" under CEQA and will not result in a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines section 15060, subd. (c)(2), (3)).

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 12th day of August, 2026, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

EXHIBIT A: April 30, 2026 NBS Cost Of Service Study

EXHIBIT B: SLEMSA Ordinance No. 26-001 and Schedule of Fees

EXHIBIT “A”

April 30, 2026 NBS Cost of Service Study

[Insert Study]

SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY

DRAFT Report for:

Ambulance Services Rate and Fee Study

April 30, 2026

Prepared by:



Corporate Headquarters
32605 Temecula Parkway, Suite 316
Temecula, CA 92592
Toll free: 800.676.7516

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1. EXECUTIVE SUMMARY

NBS performed a study of Santee-Lakeside Emergency Medical Services Authority's ambulance service fees. The primary purpose of the Study was to evaluate the Authority's existing ambulance fee structure, determine the full cost of providing ambulance transport services, and present maximum allowable fee levels consistent with local, state, and federal guidelines.

Santee-Lakeside Emergency Medical Services Authority (SLEMSA) is a Joint Powers Authority formed by the City of Santee and the Lakeside Fire Protection District (the Agencies) to provide advanced life support ambulance transport services within its service area in eastern San Diego County.

The body of this report illustrates the calculation of maximum fee amounts that reflect the Authority's full cost of providing ambulance transport services. These amounts represent the upper limit of what may be charged and are not intended to prescribe specific fee adoption levels.

This Study identified approximately \$50.5 million in total annual Authority costs associated with providing fire department services, with the total cost of providing Emergency Medical Services (EMS) at approximately \$42.4 million. While not all EMS activity results in an ambulance transport, resources are deployed and maintained to support system-wide response, including instances of treatment without transport and other non-transport outcomes. As such, all costs necessary to support ambulance readiness and response capacity are reflected in the cost-of-service analysis.

The Authority currently collects approximately \$8.9 million per year for ambulance services. Actual collections are influenced by payer mix, contractual agreements, and statutory reimbursement limitations. In addition, not all EMS responses result in a billable service, and not all billed amounts are collected in full due to write downs, write offs, and other reimbursement constraints. Based on an analysis of billing and revenue receipts data, the Authority receives, on average, approximately 41% of the annually billed amount for services.

As discussed in Section 2.2.3 of this report, there may be local policy considerations for adopting fees at less than the calculated maximum allowable amount. Additionally, the Centers for Medicare and Medicaid Services (CMS) establishes reimbursement limits for certain payers, which may affect the amount ultimately collected for ambulance services. These factors do not impact the calculation of the maximum allowable rates but may influence actual cost recovery outcomes.

Table 1 provides a cost and billing overview for ambulance services.

TABLE 1. COST AND BILLING OVERVIEW

Description	Amount
Total Authority Costs	\$ 50,526,479
Total Costs of Providing EMS	\$ 42,357,934
Billed	\$ 21,931,582
Collected	\$ 8,895,449
Current Collection Rate	40.6%

2. PROJECT APPROACH

In approaching any fee study, NBS assesses the unique conditions of the agency with which we work, applies a core philosophy, and selects methodologies that best fit the requirements of the individual agency. Given the diversity and nuances present in many aspects of Authority finance and policy, this is a necessary strategy since one-size-fits-all methods are not sustainable once they become owned by the agency served.

There is a legal foundation in place that provides the Authority with the authority to impose fees for the services it provides. The cost of providing these services and activities can be reasonably calculated and fees can be structured in a manner that allows the Authority to recover up to 100% of service costs. The calculation of the cost of providing services is an analytical effort that involves adopted and expected cost information and estimates of time (or time tracking information) required to perform a service or activity.

Determining the targeted level of cost recovery from a new or increased fee is not an analytical exercise. It involves agency-specific judgments linked to a variety of factors, such as existing Authority policies, agency-wide or departmental revenue objectives, economic goals, community values, market conditions, level of demand, and others. Further, the Centers for Medicare and Medicaid Services (CMS) sets limits, or “caps,” for how much a provider can be reimbursed for administering ambulance services. CMS, however, does not regulate how much can be charged to patients or private insurance companies. If the adopted fee is set at an amount that does not exceed the estimated and reasonable full cost of providing the service or activity requested, the Authority is in compliance with the legal framework currently in place.

2.1 Legal Foundation

In California, there is great variability amongst fees charged to individuals for receiving ambulance transport and/or treatment. There is no set standard in California locally or statewide for how ambulance fees and rates should be calculated or administered. Therefore, in our opinion, the foundation for justification of ambulance fees for services needs to rely on a combination of federal guidelines and requirements as well as California state authorities for charging fees.

CMS is a federal agency within the United States Department of Health and Human Services (HHS) that administers the Medicare program and works in partnership with state governments to administer Medicaid. CMS develops a national Ambulance Fee Schedule for services eligible for partial reimbursement to providers. CMS sets limits, or “caps,” for how much a provider can be reimbursed for administering ambulance services. CMS, however, does not regulate how much can be charged to patients or private insurance companies. For the ambulance transport benefit under Medicare Part B, payment limits are updated annually effective January 1 based on the Ambulance Inflation Factor (AIF), which is derived from the Consumer Price Index for All Urban Consumers (CPI-U) and adjusted in accordance with federal regulations. This study relies on several of the CMS guidelines to structure which types of fees are charged for Medicare and Medicaid billing purposes.

It is generally accepted in California that cities are granted the authority to impose user and regulatory fees for services and activities they provide through provisions of the State Constitution. More specifically, the type of fees the Santee-Lakeside Emergency Medical Services Authority seeks to establish for ambulance services fall under the California Constitution Article XIII C. Section 1(e), which provides seven stated exceptions to the State’s definition of a “tax.” The Authority’s ambulance fees represent cost recovery opportunities entirely within the Authority’s control. These are revenues which the Authority

Board may, at its sole discretion upon public hearing, implement and/or modify without further public process or approval. The only legal limitation on the establishment of these fees is that they may not exceed the estimated and reasonable costs incurred to provide the service or perform the function for which the fee is charged.

2.2 Project Approach

The fee study is a quantitative effort which compiles the full cost of providing governmental services and activities and translates those costs into proposed fee amounts best aligned with how services are provided. There were three phases of analysis completed during this study:

1. Cost-of-Service Analysis
2. Fee Establishment
3. Cost Recovery Evaluation

2.2.1 COST-OF-SERVICE ANALYSIS

A Cost-of-Service Analysis is a quantitative effort that compiles the full cost of providing governmental services and activities. There are two primary types of costs considered: direct and indirect costs. Direct costs are those that specifically relate to an activity or service, including the real-time provision of the service. Indirect costs are those that support the provision of services in general but cannot be directly or easily assigned to a singular activity or service. The following are different types of direct and indirect costs that are considered in the Cost-of-Service Analysis:

Direct Costs:

- Direct personnel costs – Salary, wages and benefits expenses for personnel specifically involved in the provision of services and activities to the public.
- Direct non-personnel costs – Discrete expenses incurred by the Authority due to a specific service or activity performed, such as contractor costs, third-party charges, and specific materials used in the service or activity.

Indirect Costs:

- Indirect personnel costs – Personnel expenses supporting the provision of services and activities. This can include line supervision and departmental management, administrative support within a department, and staff involved in technical support activities related to the direct services provided to the public.
- Indirect non-personnel costs – Expenses other than labor involved in the provision of services. In most cases, these costs are allocated across all services provided by a department, rather than directly assigned to individual fee categories.
- Overhead costs – These are expenses, both labor and non-labor, related to Authority-wide support services. Support services include general administrative services such as the Agencies' Manager, Finance, Human Resources, etc.
-

All cost components in this Study use annual (or annualized) figures, representing a twelve-month cycle of expenses incurred by each Agency in the provision of services. Once the total estimated annual costs of providing services are known, further analysis is completed to identify service costs that may not be eligible for recovery in the fees subject to study.

To translate the annual costs of providing fee-related services into full cost-recovery individual fee amounts, we applied estimated or tracked time data and estimated or tracked activity data as an indicator of the level of service provided by type of service provided.

2.2.2 FEE ESTABLISHMENT

The Study's process provided the opportunity to propose additions and deletions to the fee schedule, as well as to rename, reorganize, and clarify fees imposed. Many such revisions better conform fees to current practices, as well as improve the calculation of fees owed by an individual, the application of said fees, and the collection of revenues.

The current structure of fees did not change; the focus is to recalibrate the fee amount to match the costs of services.

2.2.3 COST RECOVERY EVALUATION

The fee model compares the existing fee for each service or activity to the average total cost of service quantified through this analysis. A cost recovery rate of 0% identifies no current recovery of costs from fee revenues (or insufficient information available for evaluation). A rate of 100% means that the fee currently recovers the full cost of service. A rate between 0% and 100% indicates partial recovery of the full cost of service through fees. A rate greater than 100% means that the fee exceeded the full cost of service.

Fees examined in this Study should not exceed the full cost of service. In other words, the cost recovery rate achieved by a fee should not be greater than 100%. We assist with modeling the "recommended" or "targeted" level of cost recovery for each fee, always established at 100%, or less, than the calculated full cost of service.

As covered in section 2.1 Legal Foundation, while CMS sets limits, or "caps," for how much a provider can be reimbursed for administering ambulance services, the agency does not regulate how much can be charged to patients or private insurance companies. As such, targets and recommendations always reflect agency-specific judgments linked to a variety of factors, such as existing Authority policies, revenue objectives, economic goals, community values, market conditions, level of demand, and others. Because this element of the Study is subjective, the results of this study provide the cost-of-service calculation based on 100% full cost recovery as well as the framework for the Authority to adjust in accordance with the Authority's goals as pertains to code compliance, cost recovery, economic development, and social values.

2.2.4 COMPARATIVE FEE SURVEY

Often policy makers request a comparison of their jurisdiction's fees to surrounding or similar communities. As illustrated in the comparison survey, the Authority's fees are lower than all of the comparison agencies.

While a comparison can provide a sense of the local market pricing for services and be useful in gauging the impact of recommendations for fee adjustments, the following should be noted about the general use of comparative survey data:

- Comparative surveys typically do not provide information about the cost recovery policies or procedures inherent in each comparison agency.
- A "market based" decision to price services below the full cost of service calculation, is the same as deciding to subsidize that service.

- Comparative agencies may or may not base their fee amounts on the estimated and reasonable cost of providing services.
- Comparative fee survey efforts are often non-conclusive for many fee categories. Comparison agencies typically use varied terminology for the provision of similar services.

The results of the Comparative Fee Survey for the Authority's fees are shown on the following page.

Santee-Lakeside Emergency Medical Services Authority							Comparison Agencies						
Fee No.	Fee Description [1]	Fee Type / Unit	Notes	Current Fee [1]	Fee Study Results - Resident Transport Fee Reduced	Fee Study Results - No Reduced Fee	City of Vista	City of Poway	City of Coronado	City of Escondido	County of San Diego Fire District	Average of the Five Comparison Agencies	2025 San Diego County Ambulance Rate Survey - Regional Fee Average [3]
1	Resident Ambulance Transport	per patient		\$ 1,240	\$ 1,447	\$ 3,442	\$ 3,716	\$ 5,365	\$ 6,144	\$ 4,267	\$ 3,743	\$ 4,897	\$ 3,705
2	Non-Resident Ambulance Transport	per patient		\$ 2,949	\$ 3,442	\$ 3,442	\$ 3,716	\$ 5,365	\$ 6,144	\$ 4,267	\$ 3,743	\$ 4,897	\$ 3,705
3	Non-Transport (Treat & Release)	per patient		\$ 162	\$ 2,414	\$ 2,414	\$ 1,005	\$ 3,410	no fee	\$ 200	\$ 460	\$ 1,069	\$ 572
4	Mileage	per mile	[4]	\$ 44			\$ 28	\$ 20	\$ 29	\$ 40	\$ 48	\$ 33	\$ 52
5	Oxygen	per patient		\$ 69			\$ 67	\$ 80	\$ 110	\$ 100	no comparison	\$ 89	\$ 153
6	Night Charge (1900-0700)	per patient		\$ 43			no comparison	\$ 64	no comparison	no comparison	no comparison	\$ 64	\$ 58
7	Standby Charge	per hour	[2]	\$ 256			no comparison	no comparison	no comparison	no comparison	\$ 235	Variable	Variable

Notes

- [1] Fees currently subjected to a 3.0% increase annually beginning on January 1st of each calendar year.
- [2] Standby may include, but are not limited to: Event standby; Pre-arranged upstaffing; and, Ambulance offload times at hospitals exceeding 30-minutes in duration.
- [3] 2025 San Diego County Ambulance Rate Survey not conducted by NBS
- [4] Minimum 1 mile.

2.2.5 DATA SOURCES

The following data sources were provided by the Agencies and used to support the cost-of-service analysis and fee establishment phases of this Study:

- Adopted budget for Fiscal Year (FY) 2025-26
- A complete list of the Fire Department's personnel, salary/wage rates, paid benefits, etc.
- Prevailing fee schedules
- Annual ambulance activity and billing data for FY 2024-25
- Calls for service data for FY 2024-25

Each Agency's adopted budget is the most significant source of information affecting cost of service results. We did not audit or validate the Authority's financial management and budget practices, nor was cost information adjusted to reflect different levels of service or any specific, targeted performance benchmarks. This Study has accepted each Agency's budget as a legislatively adopted directive describing the most appropriate and reasonable level of spending.

3. ANALYSIS

The focus of this Study is on fees charged for ambulance services provided by the Authority. The following is a summarized list of fees studied:

- **Treatment** – Medical assessment and treatment provided by Authority personnel in response to an emergency call for service, followed by ground ambulance transport of the patient to a hospital or other medical facility. This fee includes all medically necessary care rendered at the scene and during transport within the scope of practice of responding EMS personnel.
- **Non-Transport (Treat and Release)** – Medical assessment and treatment provided by Authority personnel in response to an emergency call for service where the patient is treated at the scene and not transported to a hospital or other medical facility.
- **Related Add-Ons** – Itemized charges for Mileage, Oxygen, Night Charge, and Standby Charge.

The fees examined in this Study excluded other fire related fees for services, development impact fees, utility rates, and any special tax assessments, all of which fall under distinct legal, analytical, and procedural requirements different from the body of user fees analyzed in this effort. Additionally, this Study excluded fines and penalties imposed by the Authority for violations to its requirements or codes.

3.1 Cost-of-Service Analysis

A full range of fire and paramedic services are provided by the Agencies. The full range of services can be summarized into seven main functional areas for purposes of this analysis:

- **Fire Administration** - Leadership for the personnel and programs of the department. Also responsible for budgeting, planning, directing, and team building. Sets and reviews department policy and provides administrative support to all Fire divisions.
- **Emergency Medical Services (EMS)** – Ambulance response services that typically result in a transport to a hospital or treatment on-scene without a transport.
- **Suppression** – Emergency response related to fire incidents and other types of emergencies. A significant portion of suppression directly supports Emergency Medical Services response.
- **Fire Training** – Coordinates all aspects of employee training, keeping current with the local, state, and federally mandated training requirements.
- **Fleet Operations and Maintenance** – Maintenance of all apparatuses and equipment.
- **Fire Prevention** – Annual inspections of commercial buildings, development review, Fire Code permits, investigative and code enforcement activities, etc.
- **Emergency Preparedness** – Involves the planning, preparation, and mitigation of any major emergency or regional disaster.

Personnel respond from seven (7) strategically located fire stations to provide quick and effective response.

3.1.1 ANNUAL COST OF EMS SERVICES

The focus of this cost-of-service analysis was to reasonably estimate the total annual costs of providing ambulance services that can be recovered through fees for services. Table 2 presents the total cost-of-

service analysis for each respective Agencies' Fire Departments, segregated into the main service delivery programs:

TABLE 2. TOTAL FIRE DEPARTMENT SERVICE COSTS PER PROGRAM

Cost Element	Emergency Medical Services (EMS)	Suppression - EMS Support	Suppression - Non-EMS Support	Fire Prevention	Emergency Preparedness	TOTAL
Labor	\$ 11,676,988	\$ 16,407,356	\$ 4,854,949	\$ 460,810	\$ -	\$ 33,400,104
Recurring Non-Labor	4,367,638	1,203,207	696,593	40,271	46,870	6,354,579
Fleet Replacement Costs	544,612	367,604	633,619	12,943	-	1,558,778
Citywide Overhead	1,137,832	1,548,508	431,138	-	7,031	3,124,508
Fire Department Admin	2,428,811	2,675,378	906,509	70,427	7,385	6,088,510
Department Total	\$ 20,155,882	\$ 22,202,052	\$ 7,522,808	\$ 584,451	\$ 61,285	\$ 50,526,479

As shown, the total cost of providing all Department services is approximately \$50.5 million. EMS services are approximately \$42.4 million, comprised of \$20.2 million under EMS and \$22.2 million under Suppression – EMS Support, which is 84% of total Authority costs.

EMS DIRECT LABOR COSTS

The amount of “Labor” costs shown in Table 2 above was established as follows.

Firefighters and paramedics are divided into 3 shifts working on a rotational schedule.

According to the calls for service report, most calls for service responded to by the Authority are EMS rather than suppression related.

- The four (4) ALS ambulances and three (3) BLS ambulances in service are supported by seven (7) paramedic fire engines, one (1) truck company, and one (1) paramedic squad.
- Each time an ambulance responds to a call for service, a paramedic engine, paramedic truck, or paramedic squad (Santee only) accompanies an ambulance to provide medically necessary support to the ambulance and personnel inside it.
- For Lakeside Fire Protection District, each ALS ambulance is staffed with two people; both are paramedic firefighters. For City of Santee, each ALS ambulance is staffed with one paramedic and one emergency medical technician. Each BLS ambulance is staffed with two EMTs.
- Each paramedic engine and ladder truck is staffed with three people: a captain, an engineer, and a firefighter. Lakeside Fire Protection District has four emergency medical technicians/engineers. The rest of suppression personnel are paramedics.
- Each squad is staffed with two firefighter paramedics.

The following calls for service analysis from FY 2024/25 shows the breakdown of incidents EMS calls versus other types of calls.

TABLE 3. CALLS FOR SERVICE

Type of Incident	Assigned Incidents	Percentage of Incidents
Medical	13,758	79%
Other	3,637	21%
Grand Total	17,395	100%

Table 3 shows the Authority's percentage of incidents for Emergency Medical Services is approximately 79% of all calls for service, while 21% are non-medical. Because the Authority accounts for salaries and benefit expenses for all paramedic personnel in two budgetary units, Emergency Medical Services and Suppression, a method for allocating direct labor costs between the Department's main service delivery programs is needed. To estimate the amount of salaries and benefit costs dedicated to providing EMS services, NBS used calls for service data as a general means of allocating staff that are on ambulances and supporting paramedic engines.

OPERATING COSTS

Review of the Agencies' adopted expenditure budget for FY 2025/26 identified several on-going operating costs that are directly attributable to the provision of EMS services. These are shown in Table 2 as "recurring non-labor," and further detailed in Table 4, below:

TABLE 4. EMS OPERATING COSTS

Operating Cost Item	Sum of 2025-26 Adopted Budget
Accounting/Auditing	\$ 4,500
Agency Reimbursements	19,550
Bank Fees	15,120
EMS Contract Services	125,000
Expert/Consulting Services	550,212
Fire Department Sustenance	12,493
Fitness Equipment/Education	8,425
Furnishings and Fixtures	14,871
Heartland Communications Facility Auth.	440,322
Household Cleaning Supplies	4,950
Internal Service Charges	143,153
Laundry/Cleaning Services	540
Legal Services - City Attorney	25,000
Liability and Property Insurance	241,175
Materials and Supplies	486,988
Medical Equipment, Uniforms, Services, Supplies, Waste Control	723,704
Meetings	7,563
Memberships	5,500
Non-inventory equipment	39,500
Other Equipment - SCBA, Rescue	38,640
Other Governmental Purposes	990,000
Outreach and Education	6,500
Postage	1,905
Repair/Maint - Automotive Equipment, Equipment, Other	343,043
Services - Auditing, Communications, Computer Maintenance	509,427
Software Maintenance & Licensing	31,700
Special department expenses	18,299
Station Maintenance	82,783
Subscriptions/Memberships	730
Training & Development	180,430
Utilities	498,825
Grand Total	\$ 5,570,845

Approximately \$5.6 million are operating costs directly dedicated to providing Emergency Medical Services. Operating costs include services and supplies needed to support operations.

OVERHEAD COSTS

Several types of overhead costs are also considered in this analysis. Overhead costs include administrative services that support such as Finance, Human Resources, Information Technology, and similar functions. Rather than applying a formal cost allocation plan, a 15% de minimis indirect cost rate was applied in accordance with 2 CFR 200.414(f) for the City of Santee expenditures. Lakeside Fire Protection District's

overhead costs are already included in the FY 25/26 budget. This rate was applied to the appropriate direct cost base to estimate allowable indirect costs attributable to the City of Santee' fire department.

TABLE 5. CITYWIDE OVERHEAD COSTS

Allocated Indirect/Support Services	2025-26 De Minimis Calculation
Citywide Overhead	\$ 3,413,090
TOTAL CITYWIDE OVERHEAD COSTS	\$ 3,413,090

Citywide Overhead Costs were allocated to all service areas, with EMS receiving approximately \$2.7 million, as shown in Table 6.

TOTAL ANNUAL COST ALLOCATION SUMMARY

Based on the analysis completed for each attributable cost component described above, Table 6 summarizes the Authority's total estimated annual cost of providing EMS services at \$42.4 million. As described above, the total estimated cost of providing services includes all identifiable direct and indirect costs.

TABLE 6. TOTAL ANNUAL EMS COSTS

Cost Element	Emergency Medical Services (EMS)
Labor	\$ 28,084,344
Recurring Non-Labor	5,570,845
Fleet Replacement Costs	912,216
Citywide Overhead	2,686,340
Fire Department Admin	5,104,189
Total	\$ 42,357,934

3.1.2 INDIVIDUAL FEE FOR SERVICE COSTS

To translate the total annual EMS costs established in Table 6 into individual costs per type of ambulance service, EMS costs were allocated to individual fees for service categories based on the average number of calls by type and the average amount of time required to service each type of call according to dispatch records.

Utilizing calls for service data provided by the Authority's dispatch system, a weighted distribution factor was derived by call time between Transports, Non-Transports, and Other Calls. Each time an ambulance responds to a call for service, a paramedic engine also accompanies that ambulance to provide medically necessary support. Therefore, service time must reflect the total number of personnel responding to each call, on average:

- **Ambulance or Medic Unit:** ALS two-person crew consisting of Paramedic/Firefighters. BLS two-person crew consisting of 2 EMTs.

- **Paramedic Engine:** Three-person crew consisting of Captain, Engineer, and Firefighter.
- **Transports** are defined as calls that consisted of a patient being transported to the hospital or medical facility by ambulance.
- **Non-Transports** are defined as calls where treatment was administered on the scene, but the ambulance did not transport the patient to a hospital or medical facility.
- **Other Calls** are defined as calls where no incident was found, which would be indicative of no treatment was administered on-scene and no transport was provided by ambulance.

The cost-of-service analysis for individual ambulance services is shown in Table 7 below.

TABLE 7. AVERAGE TOTAL COST PER TYPE OF SERVICE

Type of Service	Total Calls	Ambulance	Engine	Total	Total - Annual	% Distribution	Maximum Cost per Service	Cost Distribution
Transport	9,814	2.50	1.12	3.61	35,469	79.78%	\$ 3,443	\$ 33,793,897
Non-Transports	3,435	0.48	2.06	2.53	8,707	19.58%	\$ 2,415	\$ 8,295,291
Other Calls	509	0.23	0.32	0.55	282	0.63%	\$ 528	\$ 268,746
Total	13,758				44,458	100.00%		\$ 42,357,934

Per the dispatch data, Table 7 shows the average annual distribution of effort required to service various types of Emergency Medical Services calls as 79.78% Transports, 19.58% Treatment Non-Transports, and 0.63% Other Calls. Applying the \$42.4 million of costs shown in Table 6, the average cost of service per ambulance call is \$3,443 for Transport, \$2,415 for Treatment Non-Transports, and \$528 for Other Calls.

During the Study, the Authority indicated its desire to explore the impact of maintaining separate fees for Resident and Non-Resident transports. The current Resident transport fee is approximately 42% lower than the Non-Resident transport fee. While the Authority can charge a Resident Transport fee of up to \$3,443 per patient, table 8 below represents the cost per service considering the Transport fee for Residents is lower than the Transport fee for Non-Residents.

TABLE 8. AVERAGE TOTAL COST PER TYPE OF SERVICE – RESIDENT VS. NON-RESIDENT TRANSPORT FEE

Type of Service	Total Calls	Ambulance	Engine	Total	Total - Annual	% Distribution	Maximum Cost per Service	Cost Distribution
Transport - Resident	7,557	2.50	1.12	3.61	27,311	61.40%	\$ 1,447	\$ 10,934,177
Transport - Non-Resident	2,257	2.50	1.12	3.61	8,158	18.34%	\$ 3,442	\$ 7,769,083
Non-Transports	3,435	0.48	2.06	2.53	8,707	19.57%	\$ 2,414	\$ 8,291,542
Other Calls	509	0.23	0.36	0.59	302	0.68%	\$ 565	\$ 287,772
Total	13,758				44,478	100.00%		\$ 27,282,573

Table 8 shows the average annual distribution of effort required to service various types of Emergency Medical Services calls as 61.4% Transports - Resident, 18.34% Transports – Non-Residents, 19.57% Treatment Non-Transports, and 0.68% Other Calls. This policy option reduces the estimated cost recovery from \$42.4 million to \$27.3 million, a loss of \$15.1 million.

3.2 Fee Establishment

The Authority's current fee structure and fee amounts are shown in Table 9 on the following page. As discussed in Section 2.2.2 of this report, the Study's process provided the opportunity to propose additions and deletions to the fee schedule, as well as to rename, reorganize, and clarify fees imposed.

In general, ambulance fee schedules tend to be standardized across local governments. Fee schedules typically contain the following types of fees for services:

- Transport Fees and treatment without transport services. Fees for transport services also sometimes indicate different fee amounts for residents versus non-residents.
- Add-on Charges, for services provided during transport that vary per incident, such as mileage, oxygen, night charge, standby charge, etc.

The Authority's transport fees are structured within the same standards seen in other agencies. NBS recommends the Authority publish all standard Add-on charges that it intends to bill for on a routine basis in the Master Fee Schedule.

3.3 Cost Recovery Evaluation

Table 9 shows the Total Cost of Service Per Activity calculated by the Study (full cost recovery fee amounts) as compared to the current fees charged by the Authority.

TABLE 9. CURRENT FEE EVALUATION AND PERFORMANCE

Fee No.	Fee Description	Fee Unit / Type	Total Cost of Service Per Activity	Cost Recovery %	SLEMSA Current Fee	Existing Cost Recovery %
1	Resident Ambulance Transport	per patient	\$ 3,442	100%	\$ 1,240	36%
2	Non-Resident Ambulance Transport	per patient	\$ 3,442	100%	\$ 2,949	86%
3	Non-Transport (Treat & Release)	per patient	\$ 2,415	100%	\$ 162	7%
4	Mileage	per mile			\$ 44	
5	Oxygen	per patient			\$ 69	
6	Night Charge (1900-0700)	per patient			\$ 43	
7	Standby Charge	per hour			\$ 256	

As shown, the Authority's current transport fees recover between 7% and 86% of the total cost of providing each service. Add-on charges were not evaluated on a cost-per-service basis. As shown, the total cost of service per activity for each level of service is as follows:

- The total cost of service per activity for Transports is \$3,442, while the current fee is \$1,240 for Authority residents, which yields a 36% recovery rate. The current fee is \$2,949 for non-residents, which yields a 86% recovery rate.
- The total cost of service per activity for Non-Transports is \$2,415, while the current fee is \$162 for Authority residents, which yields a 7% recovery rate.

3.3.1 RECOMMENDED FEES - POLICY APPROACH

The following table shows three options for establishing Transport and Treatment and Release (Non-Transport) fees either at or below the 100% full cost of service fee amounts calculated through this Study, based on three benchmark approaches evaluated to provide a range of policy options.

- **Benchmark 1:** Transport fees established at 100% full cost recovery, with policy considerations for resident vs. non-resident transport fees; Add-on charges assumed at no change from current fee amounts
- **Benchmark 2:** Transport fees and Add-on charges established at the average of the regional comparison
- **Benchmark 3:** Transport fees and Add-on charges established at the average of the five agencies selected in the comparison survey; Add-on charges assumed at the average of the five comparison agencies.

Benchmarks 2 and 3 are not recommended because the Transport fee average of the five comparison agencies, and the regional fee average, exceed the Authority's maximum cost per service. Adopting fees above the Authority's calculated full cost is not a defensible option and would not align with the cost-of-service methodology presented in this report.

In addition to establishing updated fees for transport and add-on charges, the Authority currently applies a 3% annual increase effective January 1 of each year. This is an acceptable approach. Alternatively, the Authority may adopt a Consumer Price Index (CPI) inflator to better align annual adjustments with actual cost trends. The Consumer Price Index (CPI-U), Medical Care component, Not Seasonally Adjusted, for the San Diego-Carlsbad area, as published by the U.S. Bureau of Labor Statistics, based on the twelve (12) month period ending in March, is an appropriate measure of changes in the cost of providing ambulance and emergency medical services and may be used to inform future fee adjustments.

TABLE 10. POLICY OPTIONS

Fee No.	Fee Description	Fee Unit / Type	Total Cost of Service Per Activity	Cost Recovery %	SLEMSA Current Fee	Existing Cost Recovery %	Regional Fee Average	Cost Recovery %	Average of the Five Comparison Agencies	Cost Recovery %
1	Resident Ambulance Transport	per patient	\$ 3,442	100%	\$ 1,240	36%	\$ 3,705	108%	\$ 4,897	142%
2	Non-Resident Ambulance Transport	per patient	\$ 3,442	100%	\$ 2,949	86%	\$ 3,705	108%	\$ 4,897	142%
3	Non-Transport (Treat & Release)	per patient	\$ 2,415	100%	\$ 162	7%	\$ 572	24%	\$ 1,069	44%
4	Mileage	per mile			\$ 44		\$ 52		\$ 33	
5	Oxygen	per patient			\$ 69		\$ 153		\$ 89	
6	Night Charge (1900-0700)	per patient			\$ 43		\$ 58		\$ 64	
7	Standby Charge	per hour			\$ 256		Variable		Variable	

Benchmarks 2 and 3 are not recommended because, the Transport fee average of the five comparison agencies, and the regional fee average, exceed the maximum cost per service. Adopting fees above the calculated full cost is not defensible.

As discussed further in Section 3.3.2, the amount to which any adopted fee increases will affect Authority revenues is difficult to quantify.

3.3.2 PAYER MIX

Understanding the Authority’s payer mix is an important consideration when setting final fee amounts because most bills for ambulance services do not result in full payment. For example, as discussed throughout this report, CMS sets limits, or “caps,” for how much a provider can be reimbursed for ambulance services. CMS, however, does not regulate how much can be charged to private paying patients or commercial insurance companies. Individuals may have issues with their ability to pay the full fee amount, and commercial insurance companies may have their own limits and reimbursement policies. Actual reimbursements are based upon billing the patient for the medical service provided and dependent on whether the recipient of a bill has private or public insurance, or no insurance. There are four basic categories of reimbursements.

- Medicare – Primary health care coverage for people over the age of 65.
- Medi-Cal – Component of the federal Medicaid program that is provided for qualified individuals and families.
- Commercial Insurance – Benefits purchased independently or provided by employers to employees.
- Private Pay - Jail – Under the existing agreement with San Diego County, jail transport services are reimbursed at the Authority’s standard adopted ambulance transport resident rate as set in the Authority’s fee schedule.
- Private Pay - Other – For those without any form of medical insurance.

The data in the following tables shows the Authority's current payer mix based on financial class data and revenues reported by the Authority's third-party biller, Digitech. While revenue projections are not included in this report, this payor mix data would be useful in understanding the impact on actual reimbursements received after fees are adopted.

TABLE 11. PAYER MIX – NUMBER OF TRANSPORTS

Category	Number of Transports	Percentage of Transports
Medicare	4,917	47.63%
Medi-Cal	2,296	22.24%
Commercial Insurance	1,443	13.98%
Private Pay - Jail	239	2.32%
Private Pay - Other	1,428	13.83%
Totals	10,323	100.00%

In Table 11, of the 10,323 total transports in FY 2024-25, Medicare is the largest payer category, accounting for 4,917 transports, or 47.63% of the total transport mix. Medi-Cal is the second largest category, with 2,296 transports, representing 22.24% of the total. Commercial Insurance, Private Pay – Other, and Private Pay – Jail are the third, fourth, and fifth largest categories, respectively.

It is important to note that increasing fees does not necessarily translate to a total increase in revenues at the reimbursement/payor level. For example, due to the fee limits set by CMS, one should not expect the collection per transport to increase significantly from what is shown above. Further, Medicare and Medi-Cal are likely to not have any revenue increase due to capped rates. Private Pay – Other may not have any actual revenue collection. Commercial Insurance is the most likely to pay the highest reimbursement rate and exhibit flexibility in its collection as compared to the other categories.

4. CONCLUSION

The findings of the Cost-of-Service Analysis, Fee Establishment, and Cost Recovery Evaluation presented in this Study will inform a proposed schedule of fees, which will be brought forward by staff for Authority Commission consideration.

As discussed throughout this report, the proposed fee schedule intends to improve the Authority's recovery of costs incurred to provide individual services. The amount to which any adopted fee increases will affect Authority revenues is difficult to quantify.

Experience with the revised fee amounts should be gained first before revenue projections are revised. However, unless there is significant, long-term change in activity levels at the Authority, proposed fee amendments should enhance the Authority's cost recovery performance, over time, providing it with the ability to stretch other resources further for the benefit of the public at large.

Disclaimer: In preparing this report and the opinions and recommendations included herein, we relied on several principal assumptions and considerations regarding financial matters, conditions and events that may occur in the future. This information and assumptions, including the Authority's budgets, time estimate data, and workload information from Authority staff, were provided by sources we believe to be reliable; however, we did not independently verify such information and assumptions. While we believe our use of such information and assumptions is reasonable for the purpose of this report, some assumptions will invariably not materialize as stated herein and may vary significantly due to unanticipated events and circumstances. Therefore, the actual results can be expected to vary from those projected to the extent that actual future conditions differ from those assumed by us or provided to us by others.

EXHIBIT “B”

SLEMSA Ordinance No. 26-001 and Schedule of Fees

[Insert Ordinance and Schedule of Fees]

ORDINANCE NO. 26-001

**AN ORDINANCE AMENDING THE SCHEDULE OF FEES OF THE
SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES
AUTHORITY IN ORDER TO PROVIDE FOR THE RECOVERY OF
ACTUAL COSTS FOR EMERGENCY MEDICAL SERVICES,
AMBULANCE SERVICES, AND OTHER SERVICES RELATING TO
THE PROTECTION OF LIVES**

WHEREAS, the Santee-Lakeside Emergency Medical Services Authority ("Authority") established and adopted a Schedule of Fees on December 20, 2022, pursuant to Ordinance No. 22-001 and increased the Resident Ambulance Transport fee on May 17, 2024, pursuant to Ordinance No. 24-001.

WHEREAS, notwithstanding the adoption of the Schedule of Fees and the amendment thereto, the Authority has found that it does not have sufficient revenue to provide emergency medical services, ambulance services, and/or other services relating to the protection of lives that the Authority is charged with providing and wishes to revise the Resident Ambulance Transport fee, the Non-Resident Ambulance Transport fee and adopt an annual increase of all fees based upon the CPI-U, Medical Care Component, Not Seasonally Adjusted, for the San Diego-Carlsbad area, as published by the U.S. Bureau of Labor Statistics, ("CPI-U") in connection with said Schedule of Fees; and

WHEREAS, the Authority is authorized under Health and Safety Code Section 13916 to recover its actual costs reasonably borne in providing its services; and

WHEREAS, the Authority provides emergency medical services, ambulance services, and other services relating to the protection of lives to both residents living within the geographical area of the Authority and to non-residents working in, visiting or travelling through the geographical area of the Authority; and

WHEREAS, the Authority has determined that an annual increase in all fees based on the CPI-U more accurately reflects the increase in actual costs incurred by the Authority rather than the current three percent (3%) annual increase established and adopted by the Authority's Schedule of Fees, pursuant to Ordinance No. 22-001; and

WHEREAS, the Authority has made a reasonable calculation of the actual costs it bears in providing emergency medical services, ambulance services, and other services relating to the protection of lives with respect to Resident Ambulance Transport and Non-Resident Ambulance Transport within its geographical area; and

WHEREAS, the Resident Ambulance Transport and Non-Resident Ambulance Transport fees amended by this ordinance are calculated based on recovering no more than the Authority's actual costs of providing emergency medical services, ambulance services, and other services relating to the protection of lives in connection with both the Resident Ambulance Transport or Non-Resident Ambulance Transport at an incident for which such services are performed by the Authority; and

WHEREAS, the proposed Resident Ambulance Transport fee and Non-Resident Transport fee amended and adopted by this ordinance is a reasonable charge for a specific local government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the actual costs to the Authority of providing the service or product; and

WHEREAS, the Authority published notice of its intention to amend the Resident Ambulance Transport fee and Non-Resident Transport fee found on the Authority's existing Schedule of Fees and an amendment thereto providing for an annual increase in all fees based on the CPI-U pursuant to Government Code section 6066 at a public meeting to be held on June 8, 2026, and made available all data required by law prior to the public meeting; and

WHEREAS, the Commission of the Authority heard and considered any objections or protests to the proposed revision to the Resident Ambulance Transport fee, Non-Resident Ambulance Transport fee and annual increase in all fees based on the CPI-U at its public meeting on June 8, 2026.

NOW, THEREFORE, the Commission of the Santee-Lakeside Emergency Medical Services Authority ordains as follows:

SECTION 1. FINDINGS

The above recitals are true and correct and incorporated herein as findings as though set forth in full.

SECTION 2. STATUTORY AUTHORITY

This ordinance is enacted pursuant to California Health and Safety Code Sections 13910 through 13919.

SECTION 3. APPLICABILITY

This ordinance amends the cost-recovery fee for Resident Ambulance Transports and Non-Resident Ambulance Transports found in the Authority's Schedule of Fees (**EXHIBIT A**) and charged by the Authority in accordance with Health and Safety Code Section 13916. By adopting this ordinance, the Authority is adopting reasonable user fees to recover the actual costs associated with providing emergency medical services, ambulance services, and other services relating to the protection of lives. The cost-recovery fees are charged solely to the user of such services. In addition, this ordinance amends the Authority's Schedule of Fees to include an annual increase in all fees based on the CPI-U which more accurately reflects the increase in actual costs incurred by the Authority in providing said emergency medical services, ambulance services, relating to the protection of lives.

SECTION 4. AMENDED FEE FOR RESIDENT AMBULANCE TRANSPORT AND NON-RESIDENT AMBULANCE TRANSPORT AND ANNUAL INCREASE IN ALL FEES BASED ON THE CPI-U FOR EMERGENCY MEDICAL SERVICES, AMBULANCE SERVICES, AND OTHER SERVICES RELATING TO THE PROTECTION OF LIVES

- (a) The fee for Resident Ambulance Transport found in the Schedule of Fees relates to the protection of lives and is intended to recover the actual and reasonable costs borne by the Authority in providing such services to each person. The fee for Resident Ambulance Transport found in the Schedule of Fees is hereby amended from the amount of \$1,240.00 to the amount of \$2,800.00 effective 30 days from the date of final passage.
- (b) The fee for Non-Resident Ambulance Transport found in the Schedule of Fees relates to the protection of lives and is intended to recover the actual and reasonable costs borne by the Authority in providing such services to each person. The fee for Non-Resident Ambulance Transport found in the Schedule of Fees is hereby amended from the amount of \$2,949.00 to the amount of \$3,442.00 effective 30 days from the date of final passage.
- (c) The Authority has determined that an annual increase in all fees, effective July 1st of each year, based on the CPI-U more accurately reflects the increase in actual costs incurred by the Authority rather than the current three percent (3%) annual increase established and adopted by the Authority's Schedule of Fees (**EXHIBIT A**).
- (d) Fees for emergency medical services, ambulance services, and/or other services relating to the protection of lives shall be charged to each person who receives such Authority provided services.
- (e) The Authority, or its designee, is authorized to revise the Authority's Schedule of Fees adopted on December 20, 2022, and as amended on May 17, 2024, solely with respect to the amended Resident Ambulance Transport fee, Non-Resident Ambulance Transport fee and annual increase in all fees based on the CPI-U adopted in this ordinance and to take all actions necessary to update and charge said amended fees upon the effective date. The annual increase in all fees based upon CPI-U will be applicable to the amended Resident Ambulance Transport fee and Non-Resident Ambulance Transport fee adopted in this ordinance just as it will be applied to all other fees in the Authority's Schedule of Fees.

SECTION 5. FEE COLLECTION

- (a) If the Authority provides emergency medical services, ambulance services, and/or other services relating to the protection of lives to a person, the Authority, or its designee, will send an invoice seeking payment of the appropriate fee(s) to the person who received the service and to the insurance company that provides insurance coverage for the person (the "insurer"), if the person, or his or her representative, has identified to the Authority the insurer to which the invoice should be sent.
- (b) The Authority, or its designee, will apply the Authority's policies and procedures for invoicing, billing, and receiving payments for each fee charged under this ordinance.

SECTION 6. ADMINISTRATION OF THE FEES

The Authority, or its designee, may delegate to any public or private entity all or some of the tasks required for the administration of the fees. Administration of the fees will consist of tasks including, but not limited to, tracking of applicable services provided by the Authority, identification of financially responsible parties, calculation of total fees to be charged, invoicing and payment collection, and the processing of waiver requests and appeals.

SECTION 7. NO EFFECT ON SERVICES BASED ON ABILITY TO PAY

Emergency medical services, ambulance services, and/or other services relating to the protection of lives will continue to be provided without regard to whether a person is insured by an insurer, without regard to whether a person has the ability to pay the fee(s), and without regard to whether a person has or has not paid the fee(s) in the past.

SECTION 8. NO WAIVER OF OTHER MEANS OF COST RECOVERY

This ordinance does not preclude the Authority from recovering its emergency response costs in any other manner authorized by law.

SECTION 9. SEVERABILITY

If the amended Resident Ambulance Transport fee, Non-Resident Ambulance Transport fee, annual increase in all fees based on the CPI-U or any provision of this ordinance is held invalid or unenforceable by a court of competent jurisdiction, that holding shall not affect the validity or enforceability of the remaining fees or provisions of this ordinance or in the previously adopted Schedule of Fees with Ordinance No. 22-001 and as amended in Ordinance No. 24-001. The Commission declares that it would have adopted each remaining part of this ordinance irrespective of any such invalidity. Additionally, this ordinance solely amends the Resident Ambulance Transport fee in the Schedule of Fees as adopted in Ordinance No. 24-001, the Non-Resident Ambulance Transport fee in the Schedule of Fees as adopted in Ordinance No. 22-001 and amends the Schedule of Fees to include an annual increase on July 1st of each year in all fees based on the CPI-U rather than the current three percent (3%) annual increase established and adopted by the Authority's Schedule of Fees (**EXHIBIT A**). As such, no other provision or fee of Ordinance No. 22-001 or Ordinance No. 24-001 is amended by this ordinance and all the other fees and provisions of Ordinance No. 22-001 and Ordinance No. 24-001 continue to be in full force and effect.

SECTION 10. EFFECTIVE DATE

Pursuant to Section 25123 of the Government Code of the State of California, the ordinance shall take effect and be in full force and effect 30 days from the date of final passage.

SECTION 11. PUBLICATION

The Clerk of the Commission shall cause this ordinance to be published in accordance with the requirements of Section 25124 of the Government Code of the State of California.

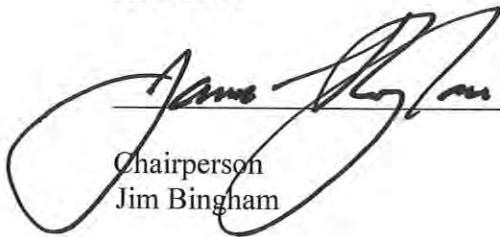
INTRODUCED AND READ at a regular meeting of the Commission of the Santee-Lakeside Emergency Medical Services Authority, County of San Diego, State of California, on the 8th Day of June 2026, and thereafter **PASSED AND ADOPTED** at a regular meeting of the Commission of the Santee-Lakeside Emergency Medical Services Authority, County of San Diego, State of California.

AYES: Bingham, Minto, Robles, Trotter.

NOES: None.

ABSTAIN: None.

ABSENT: None.



Chairperson
Jim Bingham



Clerk of the Commission
Janise Bocskovits



2026
SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY
SCHEDULE OF FEES

Fee Study Rate increase as of July 8, 2026 per Ordinance # 26-001

Description	Fee
Resident Ambulance Transport	\$ 2,800.00
Non-Resident Ambulance Transport	\$ 3,442.00
Non-Transport (Treat & Release)	\$ 162.00
Mileage	\$ 44.00 /mile (minimum 1 mile)
Oxygen	\$ 69.00
Night Charge (1900-0700)	\$ 43.00
*Standby Charge	\$ 256.00 /hour



2026

**SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY
SCHEDULE OF FEES**

Rates increase July 8, 2026 by CPI-U, Medical Care Component per Ordinance # 26-001

Description	Fee
Resident Ambulance Transport	\$ 2,948.00
Non-Resident Ambulance Transport	\$ 3,624.00
Non-Transport (Treat & Release)	\$ 170.00
Mileage	\$ 46.00 /mile (minimum 1 mile)
Oxygen	\$ 72.00
Night Charge (1900-0700)	\$ 45.00
*Standby Charge	\$ 269.00 /hour