



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

City of Santee

REGULAR MEETING AGENDA

Santee City Council

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

MEETING INFORMATION

Wednesday, October 9, 2024
6:30 p.m.
Council Chamber | Building 2
10601 Magnolia Ave • Santee, CA 92071

TO WATCH LIVE:

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

IN-PERSON ATTENDANCE

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

LIVE PUBLIC COMMENT

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

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



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

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

LEGISLATIVE INVOCATION: Lakeside Christian Church – Marshall Masser

PLEDGE OF ALLEGIANCE

RECOGNITION: VFW Post 9327 of Santee Recognition of Vice Mayor Trotter and Councilmember McNelis

CONSENT CALENDAR:

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

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full, of Ordinances and Resolutions on the Agenda. (City Clerk – Jeffries)**
- (2) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (3) **Approval of the Expenditure of \$110,830.88 for August 2024 Legal Services. (Finance – Jennings)**
- (4) **Adoption of a Resolution Accepting the West Hills Park ADA Parking Improvements (CIP 2024-37) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz)**
- (5) **Adoption of a Resolution Authorizing the Award of a Contract for Homeless Encampment Cleanup Services to Alpha Project for the Homeless. (Community Services – Chavez)**
- (6) **Adoption of a Resolution Authorizing an Application for a Neighborhood Reinvestment Program Grant from the County of San Diego for the Shadow Hill Park Playground Renovation Project. (Community Services – Chavez)**



NON-AGENDA PUBLIC COMMENT (15 minutes):

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

PUBLIC HEARING:

- (7) Public Hearing for a Conditional Use Permit (CUP-2024-0004) for a Wireless Telecommunications Facility Located within a 1,900-Square-Foot Lease Area at Santee Lakes Addressed as 10400-CS Fanita Parkway (APN 378-020-49-00) in the Public (PUB) General Plan Land Use Designation and Park/Open Space (P/OS) Zone and Finding the Project Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to CEQA Guidelines Section 15303. (Applicant: Atlas Tower 1, LLC). (Planning and Building – Sawa)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Find CUP-2024-0004 exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
3. Adopt the Resolution approving CUP-2024-0004.

NEW BUSINESS:

- (8) Introduction and First Reading of an Ordinance Amending Santee Municipal Code Title 1 (General Provisions) to Address Regulation of Unpermitted Privately Sponsored Community Events. (City Attorney – Hagerty)**

Recommendation:

1. Introduce and conduct the First Reading of Ordinance Amending Title 1 of the Santee Municipal Code; and
2. Set and conduct the Second Reading of Ordinance Amending Title 1 of the Santee Municipal Code for October 23, 2024.

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:

- (9) Conference with Legal Counsel—Existing Litigation**
(Gov. Code section 54956.9(d)(1))
Name of Case: Preserve Wild Santee v. City of Santee, SDSC Case No. 37-2022-00041478-CU-MC-CTL

ADJOURNMENT:



**BOARDS, COMMISSIONS & COMMITTEES
OCTOBER & NOVEMBER MEETINGS**

Oct	03	SPARC		Council Chamber
Oct	09	Council Meeting		Council Chamber
Oct	14	Community Oriented Policing Committee		Council Chamber
Oct	23	Council Meeting		Council Chamber
Nov	07	SPARC		Council Chamber
Nov	11	Community Oriented Policing Committee	CANCELLED	Council Chamber
Nov	13	Council Meeting		Council Chamber

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

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

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



MEETING DATE October 9, 2024

ITEM TITLE RECOGNITION: VFW POST 9327 OF SANTEE RECOGNITION OF VICE MAYOR TROTTER AND COUNCILMEMBER MCNELIS

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

VFW Post 9327 of Santee has requested an opportunity to recognize Vice Mayor Trotter and Councilmember McNelis for their efforts in supporting the Santee VFW Post.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

Allow VFW Post 9327 of Santee to recognize Vice Mayor Trotter and Councilmember McNelis.

ATTACHMENT

None.

MEETING DATE October 09, 2024

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

DIRECTOR/DEPARTMENT James Jeffries, City Clerk

SUMMARY

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

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

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

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION

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

ATTACHMENT

None.

MEETING DATE October 9, 2024

ITEM TITLE APPROVAL OF PAYMENT OF DEMANDS

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

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

FINANCIAL STATEMENT

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

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Approve the Payment of Demands as presented.

ATTACHMENT

- 1) Summary of Payments Issued
- 2) Voucher Lists

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
09/18/24	Accounts Payable	\$ 825.00
09/18/24	Accounts Payable	34,789.59
09/18/24	Accounts Payable	102,607.82
09/19/24	Payroll	469,532.75
09/19/24	Accounts Payable	21,189.15
09/19/24	Accounts Payable	2,379,393.59
09/19/24	Accounts Payable	42,129.30
09/19/24	Accounts Payable	592.46
09/19/24	Accounts Payable	4,347.72
09/24/24	Accounts Payable	477,662.01
09/25/24	Accounts Payable	46.81
09/25/24	Accounts Payable	195.36
09/27/24	Accounts Payable	350,000.00
09/27/24	Accounts Payable	<u>250,000.00</u>
	TOTAL	\$ <u>4,133,311.56</u>


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

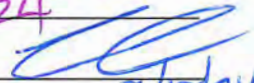
Heather Jennings

Heather Jennings, Director of Finance

Voucher List
CITY OF SANTEE

<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Description/Account</u>	<u>Amount</u>
9/18/2024	12774 LIABILITY CLAIMS ACCOUNT	091724	LIABILITY CLAIMS AWARDS & INDEM	825.00
			TOTAL:	825.00
	1 Vouchers for bank code: ubgen		Bank Total:	825.00
	1 Vouchers in this report		Total vouchers:	825.00

Prepared By: 
Date: 9.18.24

Approved By: 
Date: 9/18/24

Voucher List
CITY OF SANTEE

<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Description/Account</u>	<u>Amount</u>
9/18/2024	10956 FRANCHISE TAX BOARD	PPE 9/18/24	CA STATE TAX WITHHELD	34,789.59
			TOTAL:	34,789.59
9/18/2024	10955 DEPARTMENT OF THE TREASURY	PPE 9/18/24	FED WITHHOLDING & MEDICARE	102,607.82
			TOTAL:	102,607.82
	2 Vouchers for bank code: ubgen		Bank Total:	137,397.41
	2 Vouchers in this report		Total vouchers:	137,397.41

Prepared By: Juan M

Date: 9.18.24

Approved By: [Signature]

Date: 9/18/24

Batch
10/01/2024 10:31:51AM

Payroll Processing Report
CITY OF SANTEE

8/29/2024 to 9/11/2024-2 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
					rhsabc	29,623.22	592.46						
					roth	71,078.14	8,841.60						
					sb-1		88.35						
					sb-3		70.72						
					sffa		3,562.24						
					sffapc		1,015.22						
					st1cs3	91,738.98	2,752.17	-2,752.17					
					st2cs3	15,594.88	467.85	-467.85					
					texlif		249.64						
					vaccpr		574.45						
					vaccpt		204.75						
					vcnpr		318.41						
					vcnpt		90.25						
					vgcipt		88.70						
					vghipr		15.56						
					vision	16,866.47	542.68						
					voladd		17.50						
					voldis		218.13						
					vollif		155.27						
					vollpb			-155.27					
and tals	15,566.25		735,562.59				266,029.84	92,245.57					

Gross:	735,562.59
Net:	469,532.75

<< No Errors / 10 Warnings >>

PAE 9/11/24
PA Date 9/19/24

EB 10/1/24
HA 10/1/24

CHECK #	VENDOR	REMIT NAME	DOC #	INVOICE #	PO #	TOTAL	DUE DATE	
PAYROLL CHECKS								
1	1168	LIFE INSURANCE CO OF NORTH AMERICA		PPE 8/14/24		\$2,906.43	9/19/24	
2	1169	LIFE INSURANCE CO OF NORTH AMERICA		PPE 7/15/24		\$3,074.13	9/19/24	
3	1170	SANTEE FIREFIGHTERS ASSOC		PPE 9/11/24		\$4,717.04	9/19/24	
4	1171	SAN DIEGO FIREFIGHTERS FEDERAL CU		SEPT 2024		\$1,357.00	9/19/24	
5	1172	RELIANCE STANDARD LIFE INSURANCE CO		SEPT 2024		\$310.58	9/19/24	
6	1173	NATIONAL UNION FIRE INSURANCE CO OF PITTSBURGH		SEPT 2024		\$35.05	9/19/24	
7	1174	AMERICAN FIDELITY		D752374		\$4,262.88	9/19/24	
8	1175	AMERICAN FIDELITY		2353914		\$3,064.37	9/19/24	
9	1176	STATE OF CA DISBURSEMENT UNIT		PPE 9/11/24		\$260.30	9/19/24	
10	1177	WASHINGTON STATE SUPPORT REGISTRY		PPE 9/11/24		\$751.84	9/19/24	
11	1178	STATE OF CA DISBURSEMENT UNIT		PPE 9/11/24		\$449.53	9/19/24	
								\$21,189.15 PAYROLL TOTAL
NOT IN EDEN								
1	1179	ACE UNIFORMS		SD0188549	54825	\$595.30	9/20/24	
2	1179	ACE UNIFORMS		SD0188888	54825	\$137.59	9/22/24	
3	1179	ACE UNIFORMS		SD0188921	54825	\$614.89	9/22/24	
4	1179	ACE UNIFORMS		SD0189432	54825	\$158.41	9/26/24	
5	1179	ACE UNIFORMS		SD0189905	54825	\$19.59	9/28/24	\$1,525.78
6	1180	ANGUS ASPHALT INC		PROGRESS PYMNT 1	54962	\$117,300.00	9/31/24	
7	1180	ANGUS ASPHALT INC		RETENTION 1		-\$5,865.00	9/31/24	\$111,435.00
8	1181	ASHBURN, NIKKI		286757		\$35.00	9/19/24	
9	1182	AWARDS BY NAVAJO		0824161	54832	\$71.12	9/26/24	
10	1183	BORDER TIRE		24-0200192-008	54818	\$2,857.57	9/14/24	
11	1183	BORDER TIRE		24-0203629-008	54818	\$2,730.87	9/26/24	\$5,588.44
12	1184	CALNET / ATT		22185492		\$921.34	9/30/24	
13	1185	CASCADE FIRE EQUIPMENT		INV13442	54842	\$150.85	8/1/24	
14	1186	CINTAS CORP		4203276441	54844	\$92.30	9/26/24	
15	1187	COAR DESIGN GROUP		22445		\$114,750.00	9/30/24	
16	1188	COUNTYWIDE MECHANICAL		69025	54847	\$3,365.69	8/27/24	
17	1189	COX BUSINESS		112256001:AUG24		\$96.47	9/10/24	
18	1190	FEDEX		8-619-18841		\$47.59	9/28/24	
19	1191	FIELDTURF		718983		\$390,580.82	9/27/24	
20	1192	HD SUPPLY		9229358706	54803	\$198.12	9/29/24	
21	1193	HEARTLAND COMMUNICATIONS FACILITY AUTH		2010		\$157,389.96	8/28/24	
22	1194	HERBERT, MATTHEW		401815		\$35.00	9/29/24	
23	1195	JOBSITE SUPPLY CO		83100800		\$68.14	9/29/24	
24	1195	JOBSITE SUPPLY CO		82901301		\$38.36	9/25/24	\$106.50
25	1196	KEARNY MESA FORD		1989647	54887	\$253.24	9/26/24	
26	1197	LIFE-ASSIST INC		1503872	54807	\$1,113.23	9/25/24	
27	1197	LIFE-ASSIST INC		1503874	54807	\$289.21	9/25/24	
28	1197	LIFE-ASSIST INC		1504670	54807	\$355.40	9/26/24	
29	1197	LIFE-ASSIST INC		1504893	54807	\$177.70	9/27/24	\$1,935.54
30	1198	LLOYDS COLLISION CENTER		18130	54260	\$237.71	9/12/24	
31	1199	MANGUSING, STUART		286919		\$35.00	9/26/24	
32	1200	O'REILLY		2968-229092	54864	\$15.47	8/9/24	
33	1201	PADRE DAM		90000366: AUG24		\$74,224.89	9/21/24	
34	1202	PURETEC INDUSTRIAL WATER		2187572		\$48.36	7/30/24	
35	1202	PURETEC INDUSTRIAL WATER		2202454	54508	\$158.40	9/29/24	\$206.76
36	1203	QUADIENT POSTAGE FUNDING		081824		\$309.40	9/16/24	
37	1204	RANCHO SANTA FE FIRE PROTECTION DISTRICT		2025-027		\$500.00	10/3/24	
38	1205	SAN DIEGO COUNTY SHERIFF'S DEPT		SHERIFF JULY 2024		\$1,483,969.95	9/25/24	
39	1206	SOUTHWEST SIGNAL SERVICE		83591	54969	\$988.60	8/30/24	
40	1206	SOUTHWEST SIGNAL SERVICE		83592	54969	\$268.06	8/30/24	
41	1206	SOUTHWEST SIGNAL SERVICE		83590	54969	\$989.76	8/30/24	

42	1206	SOUTHWEST SIGNAL SERVICE	SOUTHWEST SIGNAL SERVICE	83589	54969	\$1,363.56	8/30/24		
43	1206	SOUTHWEST SIGNAL SERVICE	SOUTHWEST SIGNAL SERVICE	83585	54948	\$315.00	8/30/24		
44	1206	SOUTHWEST SIGNAL SERVICE	SOUTHWEST SIGNAL SERVICE	83586	54948	\$165.00	7/31/24		
45	1206	SOUTHWEST SIGNAL SERVICE	SOUTHWEST SIGNAL SERVICE	83587	54948	\$3,202.50	7/31/24		
46	1206	SOUTHWEST SIGNAL SERVICE	SOUTHWEST SIGNAL SERVICE	83588	54948	\$4,349.00	7/31/24	\$11,641.48	
47	1207	STANDARD ELECTRONICS	STANDARD ELECTRONICS	51219	54647	\$7,455.00	9/27/24		
48	1207	STANDARD ELECTRONICS	STANDARD ELECTRONICS	51217	54647	\$6,495.00	9/27/24		
49	1207	STANDARD ELECTRONICS	STANDARD ELECTRONICS	1695		\$863.21	8/29/24	\$14,813.21	
50	1208	SUNBELT RENTALS	SUNBELT RENTALS	158598441-0001	54814	\$584.91	9/28/24		
51	1209	TCB EMBROIDERY	TCB EMBROIDERY	19496		\$157.50	9/27/24		
52	1210	USPS-POC	USPS-POC	09022024		\$2,105.20	9/30/24		
53	1211	ZOLL MEDICAL CORPORATION	ZOLL MEDICAL CORPORATION	4029088	54817	\$1,852.35	9/13/24		
							64 INVOICES	\$2,379,232.59	AP TOTAL

TOTAL CHECKS PAID
\$2,400,421.74 ✓

1	1212	JACOBS ENGINEERING GROUP INC	JACOBS ENGINEERING GROUP INC	9182024		\$161.00	9/19/24	*SPECIAL CHECK RUN PER TOBY E / ERIN
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1 INVOICE TOTAL CHECKS PAID
\$161.00

GRAND TOTAL \$2,400,582.74

TCR

cca/19/24

EB 9/19/24

2,906.43 ✓
 3,074.13 ✓
 4,717.04 ✓
 1,357.00 ✓
 310.58 ✓
 35.05 ✓
 4,262.88 ✓
 3,064.37 ✓
 260.30 ✓
 751.84 ✓
 449.53 ✓
 1,525.78 ✓
 1,114.35.00 ✓
 35.00 ✓
 71.12 ✓
 5,588.44 ✓
 921.34 ✓
 150.85 ✓
 92.30 ✓
 114,750.00 ✓
 3,365.69 ✓
 96.47 ✓
 47.59 ✓
 390,580.82 ✓
 198.12 ✓
 157,389.96 ✓
 35.00 ✓
 106.50 ✓
 253.24 ✓
 1,935.54 ✓
 237.71 ✓
 35.00 ✓
 15.47 ✓
 74,224.89 ✓
 206.76 ✓
 309.40 ✓
 500.00 ✓
 1,483,969.95 ✓
 11,641.48 ✓
 14,813.21 ✓
 584.91 ✓
 157.50 ✓
 2,105.20 ✓
 1,852.35 ✓
 161.00 ✓
 2,400,582.74G+

0.0

Voucher List
CITY OF SANTEE

<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Description/Account</u>	<u>Amount</u>
9/19/2024	14704 457 MISSIONSQUARE	PPE 9/19/24	ICMA - 457	42,129.30
			TOTAL:	42,129.30
9/19/2024	14705 RHS MISSIONSQUARE	PPE 9/19/24	RETIREE HSA	592.46
			TOTAL:	592.46
9/19/2024	14705 RHS MISSIONSQUARE	PPE 9/19/24	RETIREE HSA	4,347.72
			TOTAL:	4,347.72
	2 Vouchers for bank code: ubgen		Bank Total:	47,069.48
	2 Vouchers in this report		Total vouchers:	47,069.48

Prepared By: *June M*
 Date: 9.18.24
 Approved By: *[Signature]*
 Date: 9/19/24

CHECK #	VENDOR	REMIT NAME	DOC #	INVOICE #	PO #	TOTAL	DUE DATE			
NOT IN EDEN										
1	1214	ACE UNIFORMS	ACE UNIFORMS	SD0190238		\$19.59	10/1/24			
2	1215	ALLIANT	AIS TRUST ACCOUNT NEWPORT	2803869		\$467.00	10/3/24			
3	1216	ALPHA PROJECT	ALPHA PROJECT	0009715-IN	54412	\$4,773.12	9/30/24			
4	1217	AMAZON WEB SERVICES	AMAZON WEB SERVICES	1831299945		\$243.93	10/1/24			
5	1218	AMERICAN MESSAGING	AMERICAN MESSAGING	L1072898Y1		\$219.09	10/1/24			
6	1219	AUTOZONE	AUTOZONE	3347087587	54833	\$15.67	10/4/24			
7	1220	AWARDS BY NAVAJO	AWARDS BY NAVAJO	0824223	54832	\$11.85	10/5/24			
8	1221	BLUEALLY	BLUEALLY	1521138		\$3,051.36	8/4/24			PO# 54630
9	1222	BORDER TIRE	BORDER RECAPING LLC	24-0205921-008	54818	\$262.95	10/3/24			
10	1223	BROOKS, CHRIS	CHRIS BROOKS	354022		\$35.00	10/2/24			
11	1224	BUILDERS FENCE CO	BUILDERS FENCE CO	2020106		\$79.56	10/3/24			
12	1225	CHOICE LOCKSMITHING & SECURITY	CHOICE LOCKSMITHING & SECURITY	082924CH	54843	\$282.79	9/28/24			
13	1226	CINTAS CORP	CINTAS CORP	4203980995	54844	\$52.01	10/3/24			
14	1226	CINTAS CORP	CINTAS CORP	4204043219	54844	\$72.31	10/3/24	\$124.32		
15	1227	CORE SERVICE INC	CORE SERVICE INC	91133	54916	\$5,043.39	9/30/24			
16	1227	CORE SERVICE INC	CORE SERVICE INC	91134	54916	\$5,043.39	8/30/24	\$10,086.78		
17	1228	CORODATA SHREDDING	CORODATA SHREDDING	DN1485049	52743	\$49.82	9/30/24			
18	1229	COUNTY OF SAN DIEGO	COUNTY OF SAN DIEGO	UDC-2025-016		\$2,883.33	10/2/24			
19	1229	COUNTY OF SAN DIEGO	COUNTY OF SAN DIEGO	HIRT-2025-016		\$72,661.00	10/2/24	\$75,544.33		
20	1230	COUNTY OF SAN DIEGO RCS	COUNTY OF SAN DIEGO RCS	25CTOFSASN02	54908	\$1,888.00	10/1/24			
21	1231	COX BUSINESS	COX BUSINESS	052335901: SEP24		\$195.38	10/1/24			
22	1231	COX BUSINESS	COX BUSINESS	064114701: SEPT24		\$195.16	10/6/24	\$390.54		
23	1232	EAST COUNTY ECONOMIC DEV COUNCIL	EAST COUNTY ECONOMIC DEV COUNCIL	EC40-718		\$1,800.00	8/17/24			
24	1233	EAST COUNTY TRANSITIONAL LIVING CENTER	EAST COUNTY TRANSITIONAL LIVING CENTER	20240906C	54681	\$9,060.00	10/6/24			
25	1234	ELLISON WILSON ADVOCACY	ELLISON WILSON ADVOCACY	2024-09-07	54917	\$1,500.00	10/1/24			
26	1235	FERGUSON ENTERPRISES LLC	FERGUSON ENTERPRISES LLC	4599534		\$119.09	9/13/24			
27	1236	JET ADVERTISING	JET ADVERTISING	12069	54953	\$600.00	9/30/24			
28	1237	LIFE-ASSIST INC	LIFE-ASSIST INC	1506698	54760	\$11.53	10/3/24			
29	1237	LIFE-ASSIST INC	LIFE-ASSIST INC	1506110	54807	\$2,236.91	10/2/24			
30	1237	LIFE-ASSIST INC	LIFE-ASSIST INC	1507112	54807	\$455.52	10/4/24			
31	1237	LIFE-ASSIST INC	LIFE-ASSIST INC	1506109	54807	\$1,038.04	10/2/24	\$3,742.00		
32	1238	PACIFIC SAFETY CENTER	PACIFIC SAFETY CENTER	86027		\$185.00	8/31/24			
33	1239	PACIFIC TIDE CONSTRUCTION	PACIFIC TIDE CONSTRUCTION	1167	54767	\$8,630.86	9/26/24			
34	1240	PADRE DAM	PADRE DAM	90000367: SEPT24		\$77,177.39	9/28/24			
35	1241	PARADIGM	PARADIGM MECHANICAL CORP	6675		\$248.42	9/15/24			
36	1241	PARADIGM	PARADIGM MECHANICAL CORP	6676		\$147.91	9/15/24			
37	1241	PARADIGM	PARADIGM MECHANICAL CORP	6677		\$114.75	9/15/24	\$511.08		
38	1242	PLAY-WELL TEKNOLOGIES	PLAY-WELL TEKNOLOGIES	DB25702		\$3,480.00	9/18/24			
39	1243	SAN DIEGO HUMANE SOCIETY	SAN DIEGO HUMANE SOCIETY	SEP-24	54959	\$38,674.00	10/1/24			
40	1244	SAN DIEGO UNION TRIBUNE	SAN DIEGO UNION TRIBUNE	597975		\$801.55	9/30/24			
41	1245	SANCON TECHNOLOGIES INC	SANCON TECHNOLOGIES INC	PROGRESS PAYMENT 5	54600	\$93,458.00	10/3/24			
42	1245	SANCON TECHNOLOGIES INC	SANCON TECHNOLOGIES INC	RETENTION 5		-\$4,672.90	10/3/24	\$88,785.10		
43	1246	SCA OF CA LLC	SCA OF CA LLC	158568PS	54811	\$31,019.58	9/30/24			
44	1247	SECTRAN SECURITY INC	SECTRAN SECURITY INC	24090608	54924	\$171.66	9/19/24			
45	1248	SOUTHWEST SIGNAL SERVICE	SOUTHWEST SIGNAL SERVICE	83687	54948	\$839.32	9/30/24			
46	1248	SOUTHWEST SIGNAL SERVICE	SOUTHWEST SIGNAL SERVICE	83688	54948	\$165.00	9/30/24			
47	1248	SOUTHWEST SIGNAL SERVICE	SOUTHWEST SIGNAL SERVICE	83689	54948	\$945.00	9/30/24	\$1,949.32		
48	1249	SPICER CONSULTING GROUP	SPICER CONSULTING GROUP	1687	54687	\$2,763.56	10/1/24			
49	1250	STEVEN SMITH LANDSCAPE	STEVEN SMITH LANDSCAPE	2006	54901	-\$440.00	8/14/24			
50	1250	STEVEN SMITH LANDSCAPE	STEVEN SMITH LANDSCAPE	2008	54812	\$448.32	8/14/24			
51	1250	STEVEN SMITH LANDSCAPE	STEVEN SMITH LANDSCAPE	2558	54901	\$162.25	9/21/24			

Voucher List
CITY OF SANTEE

<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Description/Account</u>	<u>Amount</u>
9/25/2024	10956 FRANCHISE TAX BOARD	PPE 8/14/24	CA STATE TAX WITHHELD	46.81
			TOTAL:	46.81
9/25/2024	10955 DEPARTMENT OF THE TREASURY	PPE 8/14/24	FED WITHHOLDING & MEDICARE	195.36
			TOTAL:	195.36
	2 Vouchers for bank code: ubgen		Bank Total:	242.17
	2 Vouchers in this report		Total vouchers:	242.17

Prepared By: Jualth


Date: 9/25/24

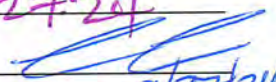
Approved By: [Signature]

Date: 9/25/24

**Voucher List
CITY OF SANTEE**

<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Description/Account</u>	<u>Amount</u>
9/27/2024	10429 CALPERS	FY25UAL1393	ADD'L DISC. PYMT SAFETY PLAN	350,000.00
			TOTAL:	350,000.00
9/27/2024	10429 CALPERS	FY25UAL1392	ADD'L DISC. PYMT MISC. PLAN	250,000.00
			TOTAL:	250,000.00
	2 Vouchers for bank code: ubgen		Bank Total:	600,000.00
	2 Vouchers in this report		Total vouchers:	600,000.00

Prepared By: 
 Date: 9.27.24

Approved By: 
 Date: 9/27/24

MEETING DATE October 9, 2024

ITEM TITLE APPROVAL OF THE EXPENDITURE OF \$110,830.88 FOR AUGUST 2024 LEGAL SERVICES

DIRECTOR/DEPARTMENT Heather Jennings, Finance *HJ*

SUMMARY

Legal services invoices proposed for payment for the month of August 2024 total \$110,830.88 as follows:

1) General Retainer Services	\$ 18,149.34
2) Labor & Employment	9,026.50
3) Litigation & Claims	34,849.73
4) Special Projects - General Fund	45,052.41
5) Special Projects – Other Funds	1,184.90
6) Third-Party Reimbursable Projects	<u>2,568.00</u>
Total	<u>\$ 110,830.88</u>

FINANCIAL STATEMENT

Account Description: Legal Services

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 891,530.00	
Revised Budget	891,530.00	
Prior Expenditures	(96,772.57)	
Current Request	(107,077.98)	\$ 687,679.45
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 25,000.00	
Revised Budget	25,000.00	
Prior Expenditures	(1,621.30)	
Current Request	(1,184.90)	\$ 22,193.80

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MOB*

Approve the expenditure of \$110,830.88 for August 2024 legal services and reimbursable costs.

ATTACHMENTS

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



**LEGAL SERVICES BILLING SUMMARY
AUGUST 2024**

Attachment 1

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer	\$ 18,149.34	1005867	
1001.00.1201.51020	18,149.34		
Labor & Employment:			
Labor & Employment	9,026.50	1005868	
1001.00.1201.51020	9,026.50		
Litigation & Claims:			
Litigation & Claims	5,751.10	1005869	
Allan Family Trust Litigation	15,686.97	1005887	
Parcel 4 Litigation	4,004.50	1005876	
Schaeffer Receivership	3,284.07	1005888	
Sky Ranch Potential Homeowner/HOA Litigation	533.90	1005878	
Hope for the Homeless Lakeside Inc.	5,589.19	1005889	
1001.00.1201.51020	34,849.73		
Special Projects (General Fund):			
Community Oriented Policing	8,060.16	1005870	
Annual Municipal Code Update	4,973.35	1005879	
CEQA Special Advice	924.80	1005892	
Water Quality	924.80	1005872	
General Elections	4,166.40	1005873	
Entertainment District	1,820.70	1005874	
Housing Element	28.90	1005875	
Advanced Records Center Services for PRA	3,634.30	1005880	
Cannabis	9,999.40	1005881	
American Rescue Plan Act (ARPA)	173.40	1005877	
General Telecommunications Work	57.80	1005882	
Development Impact Fee Study	2,745.50	1005884	
Special Training	7,196.10	1005883	
Surplus Land Act/Real Property Special Advice	173.40	1005886	
FEMA Hazard Mitigation Grant	173.40	1005890	
1001.00.1201.51020	45,052.41		
Mobile Home Rent Control Commission	1,040.40	1005871	2901.04.4106.51020
SLEMSA JPA	144.50	1005885	5505.00.1901.51020
	1,184.90		
Third-Party Reimbursable:			
Lantern Crest (Applicant Initiated)	642.00	1005891	grd1383a.20.05
Redevelopment of Carlton Oaks Golf Course	1,712.00	1005893	tm19001a.10.05
Palisade Warehouse	214.00	1005893	dr23002a.10.05
	2,568.00		
Total	\$ 110,830.88		

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

Attachment 2

<u>Category</u>	<u>Adopted Budget</u>	<u>Revised Budget</u>	<u>Previously Spent Year to Date</u>	<u>Available Balance</u>	<u>Current Request Mo./Yr.</u>	<u>Amount</u>
General Fund:						
General / Retainer	\$ 216,524.00	\$ 216,524.00	\$ 17,905.14	\$ 198,618.86	Aug-24	\$ 18,149.34
Labor & Employment	80,000.00	80,000.00	12,030.40	67,969.60	Aug-24	9,026.50
Litigation & Claims	75,000.00	75,000.00	23,360.58	51,639.42	Aug-24	34,849.73
Special Projects	520,000.00	520,000.00	43,476.45	476,523.55	Aug-24	45,052.41
Total	<u>\$ 891,524.00</u>	<u>\$ 891,524.00</u>	<u>\$ 96,772.57</u>	<u>\$ 794,751.43</u>		<u>\$ 107,077.98</u>
Other City Funds:						
MHFP Commission	\$ 10,000.00	\$ 10,000.00	\$ 809.20	\$ 9,190.80	Aug-24	\$ 1,040.40
Capital Projects	5,000.00	5,000.00	812.10	4,187.90	Aug-24	144.50
SLEMSA JPA	10,000.00	10,000.00	-	10,000.00	Aug-24	-
Total	<u>\$ 25,000.00</u>	<u>\$ 25,000.00</u>	<u>\$ 1,621.30</u>	<u>\$ 23,378.70</u>		<u>\$ 1,184.90</u>
Third-Party Reimbursable:						
Total			<u>\$ 9,202.00</u>			<u>\$ 2,568.00</u>

Total Previously Spent to Date FY 2024-25	
General Fund	\$ 96,772.57
Other City Funds	1,621.30
Applicant Deposits or Grants	9,202.00
Total	<u>\$ 107,595.87</u>

Total Proposed for Payment	
General Fund	\$ 107,077.98
Other City Funds	1,184.90
Applicant Deposits or Grants	2,568.00
Total	<u>\$ 110,830.88</u>

MEETING DATE October 9, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE WEST HILLS PARK ADA PARKING IMPROVEMENTS (CIP 2024-37) PROJECT AS COMPLETE AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Carl Schmitz, Engineering 

SUMMARY

This item requests City Council accept the West Hills Park ADA Parking (CIP 2024-27) Project as complete.

At its July 10, 2024 meeting, the City Council awarded the construction contract for the West Hills Park ADA Parking Improvements (CIP 2024-37) Project for a total contract amount of \$273,975.00 to Angus Asphalt, Inc. and authorized the Director of Engineering/City Engineer to approve contract change orders in a total amount not to exceed \$25,093.00 for unforeseen items and additional work.

A Notice to Proceed was issued on August 12, 2024, and the work was completed on September 30, 2024. Two change order were authorized in the amount of \$25,070.00 for unforeseen items and additional work.

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

ENVIRONMENTAL REVIEW

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

FINANCIAL STATEMENT *Hy*

Funding for this project is provided in the adopted FY 2024-28 Capital Improvement Program.

Bidding and Advertising	\$ 932.00
Original Construction Contract	273,975.00
Construction Change Orders	25,070.00
Total Project Cost	<u>\$ 299,977.00</u>

CITY ATTORNEY REVIEW

N/A

Completed



RECOMMENDATION *MSB*

Adopt the attached Resolution:

1. Accepting the West Hills Park ADA Parking Improvements (CIP 2024-37) project as complete; and
2. Authorizing the City Clerk to file a Notice of Completion with the San Diego County Clerk.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
ACCEPTING THE WEST HILLS PARK ADA PARKING IMPROVEMENTS (CIP 2024-37)
PROJECT AS COMPLETE AND FINDING THE ACTION IS NOT A PROJECT SUBJECT
TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)**

WHEREAS, the City Council awarded the construction contract for the West Hills Park ADA Parking Improvements (CIP 2024-37) Project to Angus Asphalt, Inc. on July 10, 2024 in the amount of \$273,975.00; and

WHEREAS, City Council authorized the Director of Engineering/City Engineer to approve construction change orders in a total amount not to exceed \$25,093.00; and

WHEREAS, two change order in the total amount of \$25,070.00 were approved for unforeseen items and additional work; and

WHEREAS, the project was completed for a total contract amount of \$299,045.00; and

WHEREAS, Angus Asphalt, Inc. has completed the project in accordance with the contract plans and specifications.

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

SECTION 1: The work for the construction of the West Hills Park ADA Parking Improvements (CIP 2024-37) project is accepted as complete on this date.

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

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

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

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9th day of October, 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE October 9, 2024

ITEM TITLE **ADOPTION OF A RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR HOMELESS ENCAMPMENT CLEANUP SERVICES TO ALPHA PROJECT FOR THE HOMELESS**

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services



SUMMARY

At the December 13, 2023, City Council meeting, American Rescue Plan Act (ARPA) funds were approved to assist the City with abatement of encampments along the San Diego River corridor. In Fiscal Year 2023-24, the City spent approximately \$36,000.00 clearing out abandoned encampments. In the first two (2) months of FY 2024-25, the City has spent over \$13,000.00.

In April 2024, a part-time Human Services & Open Space Coordinator position was hired. This staff person has been instrumental in coordinating homeless encampment abatement activities in conjunction with local law enforcement, the County of San Diego, and private contractors for required noticing, as well as coordinating the scheduling of abandoned encampment removal, property collection, cataloging, and storage, and participating in the actual clean up in many cases, of 60 homeless encampments throughout the City of Santee in four months.

Santee Municipal Code Section 3.24.120(C) allows for dispensing with the requirements of formal or informal bidding when the City Council determines that due to special circumstances, it is in the City's best interest to enter into a contract without compliance with the formal or informal bidding procedure. In this case, staff believes it is in the City's best interest to use its existing vendor which was already vetted and has previously been performing the duties of this contract satisfactorily for the past several years in Santee.

Santee Municipal Code Section 3.24.180(A)(4) requires City Council approval on contracts exceeding \$50,000 in any single fiscal year. Staff recommends that City Council award a contract for Homeless Encampment Cleanup Services to Alpha Project for the Homeless for an amount not to exceed \$87,255.92 for the remainder of FY 2024-25, with one (1) ninety (90)-day extension. Staff also requests City Council authorization for the City Manager to execute amendments in a cumulative amount not to exceed the lesser of 10% of the City Council-approved amount or \$50,000.

FINANCIAL STATEMENT *HX*

Funding for this contract is provided in the American Rescue Plan Act Expenditure Plan approved at the December 13, 2023, City Council Meeting.

CITY ATTORNEY REVIEW N/A • Completed



RECOMMENDATION *MDB*

Adoption the Resolution:

1. Authorizing the award of a contract for Homeless Encampment Cleanup Services to Alpha Project for the Homeless for an amount not to exceed \$87,255.92 for Fiscal Year 2024-25; and
2. Authorizing the City Manager to execute all necessary documents to execute the contract on behalf of the City; and
3. Authorizing the City Manager to approve one (1) ninety (90)-day extension; and
4. Authorizing the City Manager per SMC 3.24.180(A)(4) to execute amendments in a cumulative amount not to exceed the lessor of 10% of the City Council-approved amount or \$50,000.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE AUTHORIZING
AWARD OF A CONTRACT FOR HOMELESS ENCAMPMENT CLEANUP SERVICES
TO ALPHA PROJECT FOR THE HOMELESS**

WHEREAS, On September 8, 2021, an American Rescue Plan Act (ARPA) expenditure plan was formally adopted by the City Council, and subsequently revised; and

WHEREAS, at the December 13, 2023, City Council meeting, the American Rescue Plan Act (ARPA) expenditure plan was revised to provide additional funding for abatement of encampments along the San Diego River corridor; and

WHEREAS, in Fiscal Year 2023-24, the City spent approximately \$36,000.00 clearing out abandoned encampments; and

WHEREAS, in the first two (2) months of Fiscal Year 2024-25, the City has spent over \$13,000.00; and

WHEREAS, in April 2024, a part-time Human Services & Open Space Coordinator position was hired and this staff person has been instrumental in coordinating homeless encampment abatement activities in conjunction with local law enforcement, the County of San Diego, and private contractors for required noticing, as well as coordinating the scheduling of abandoned encampment removal, property collection, cataloging, and storage, and participating in the actual clean up in many cases, of over 60 homeless encampments throughout the City of Santee in four months; and

WHEREAS, staff recommends awarding a contract per Santee Municipal Code (SMC) 3.24.120(C) for Homeless Encampment Cleanup Services to Alpha Project for the Homeless for an amount not to exceed \$87,255.92 for the remainder of FY 2024-25, and one (1) ninety (90)-day extension option; and

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

WHEREAS, staff recommends authorizing the City Manager per SMC 3.24.180(A)(4) to execute amendments in a cumulative amount not to exceed the lessor of 10% of the City Council approved amount or \$50,000.

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

SECTION 1. Authorizes the City Manager to execute the Contract with Alpha Project for the Homeless for homeless encampment cleanup for an amount not to exceed \$87,255.92 for Fiscal Year 2024-25 and one (1) 90-day extension; and

RESOLUTION NO. _____

SECTION 2. Authorizes the City Manager to execute amendments in a cumulative amount not to exceed the lessor of 10% of the City Council-approved amount or \$50,000.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of October 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE October 9, 2024

ITEM TITLE RESOLUTION OF THE CITY COUNCIL AUTHORIZING AN APPLICATION FOR A NEIGHBORHOOD REINVESTMENT PROGRAM GRANT FROM THE COUNTY OF SAN DIEGO FOR THE SHADOW HILL PARK PLAYGROUND RENOVATION PROJECT

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services



SUMMARY

The County of San Diego's Neighborhood Reinvestment Program provides grant funds to public agencies and nonprofit organizations for one-time community, social, environmental, educational, cultural or recreational needs. City staff intends to apply for this grant program to assist with the renovation and replacement of the playground and playground surfacing at Shadow Hill Park. Total project cost is estimated to be \$388,343.00 The amount of the grant request is \$259,323.00 If the grant is awarded to the City, project details will be brought before City Council at a later date for project and funding approval, and contract award. Current identified funding includes \$109,020.00 for play surface replacement funding for Shadow Hill Park for FY 2024-25 and \$20,000.00 from the Adopted Fiscal Year 2024-28 Capital Improvement Program budget for General Park Improvements for FY 2024-25.

The current playground was installed in 1999. Shadow Hill Park has a picnic shelter rental location for children's parties and special occasions. The playground is also heavily used for regular public play. An average playgrounds lifespan is 15-20 years, the playground at Shadow Hill Park is 25 years old.

FINANCIAL STATEMENT *HJ*

If the City is awarded the grant, City contributing funds of \$129,020 are budgeted in the Fiscal Year 2024-25 Community Services operating budget and the General Park Improvements project in the Fiscal Year 2024-28 Capital Improvement Program for this purpose

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MDB*

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

ATTACHMENT

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
AUTHORIZING AN APPLICATION FOR A NEIGHBORHOOD REINVESTMENT
GRANT FROM THE COUNTY OF SAN DIEGO FOR THE SHADOW HILL PARK
PLAYGROUND RENOVATION PROJECT**

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

WHEREAS, the City of Santee intends to submit an application to the County of San Diego Neighborhood Reinvestment Program to help finance the renovation of the playground equipment and playground surfacing at Shadow Hill Park; and

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

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

1. The City of Santee is a public agency under the laws of the State of California; and
2. City staff is hereby authorized to file an application with the County of San Diego for Neighborhood Reinvestment Program funding for the Shadow Hill Park Playground Renovation Project; and
3. The Santee City Manager is authorized to execute the grant application, grant agreement or any other related documents as required by the County of San Diego to receive funding under the Neighborhood Reinvestment Program.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of October 2024 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

JAMES JEFFRIES, CITY CLERK

MEETING DATE October 9, 2024

ITEM TITLE PUBLIC HEARING FOR A CONDITIONAL USE PERMIT (CUP-2024-0004) FOR A WIRELESS TELECOMMUNICATIONS FACILITY LOCATED WITHIN A 1,900-SQUARE-FOOT LEASE AREA AT SANTEE LAKES ADDRESSED AS 10400-CS FANITA PARKWAY (APN 378-020-49-00) IN THE PUBLIC (PUB) GENERAL PLAN LAND USE DESIGNATION AND PARK/OPEN SPACE (P/OS) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303. (APPLICANT: ATLAS TOWER 1, LLC)

DIRECTOR/DEPARTMENT

Sandi Sawa
Sandi Sawa, Planning & Building

SUMMARY

The project is a request for a Conditional Use Permit (CUP-2024-0004) for a proposed wireless telecommunications facility (facility) located within a 1,900-square-foot lease area in the northern section of Santee Lakes, a Padre Dam Municipal Water District facility, in the Park/Open Space (P/OS) Zone and Public (PUB) General Plan Land Use Designation. The lease area (project site) is addressed as 10400-CS Fanita Parkway and located on a 108.55-acre parcel of land identified by Assessor's Parcel Number (APN) 378-020-49-00. The project site is located within a recreational vehicle storage area covered by photovoltaic solar canopies and near the Willow Loop Campground near the auxiliary gate entrance west of the intersection of Fanita Parkway and Ganley Road. The project site is adjacent to Santee Lakes campgrounds to the north, south and east and by undeveloped land in the City of San Diego to the west. The project is consistent with the PUB General Plan Land Use Designation and P/OS Zoning Classification.

The proposed facility would consist of a 74-foot-tall faux monopine tower and associated ground equipment. The facility is designed to support up to three wireless carriers. The perimeter of the lease area would be secured with a 6-foot-tall fence. Primary vehicular access to the project site would be from Fanita Parkway through a paved asphalt driveway. Due to the site's location and limited space, no landscaping would be provided aside from the planting of two replacement trees.

ENVIRONMENTAL REVIEW

The project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3 of the CEQA Guidelines (New Construction or Conversion of Small Structures) because the project consists of a structure less than 2,500 square feet in floor area for use as a wireless telecommunications facility that does not involve the use of significant amounts of hazardous substances. Through review of the project and project site, none of the exceptions to the Class 3 exemption found in CEQA Guidelines Section 15300.2 apply to the project.

FINANCIAL STATEMENT *HY*

Staff costs for application processing are paid as a flat fee. No Development Impact Fees apply to this project because the facility consists of less than 600 square feet of building square footage. Standard building permit and inspection fees would be payable prior to issuance of a building permit.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

1. Conduct and close the Public Hearing; and
2. Find CUP-2024-0004 exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
3. Adopt the attached resolution approving CUP-2024-0004.

ATTACHMENTS

Staff Report
Resolution
Aerial Vicinity Map
Project Plans
Photo-Simulations
Geographic Service Area (Coverage Maps)
Radio Frequency Exposure Report
Public Comment

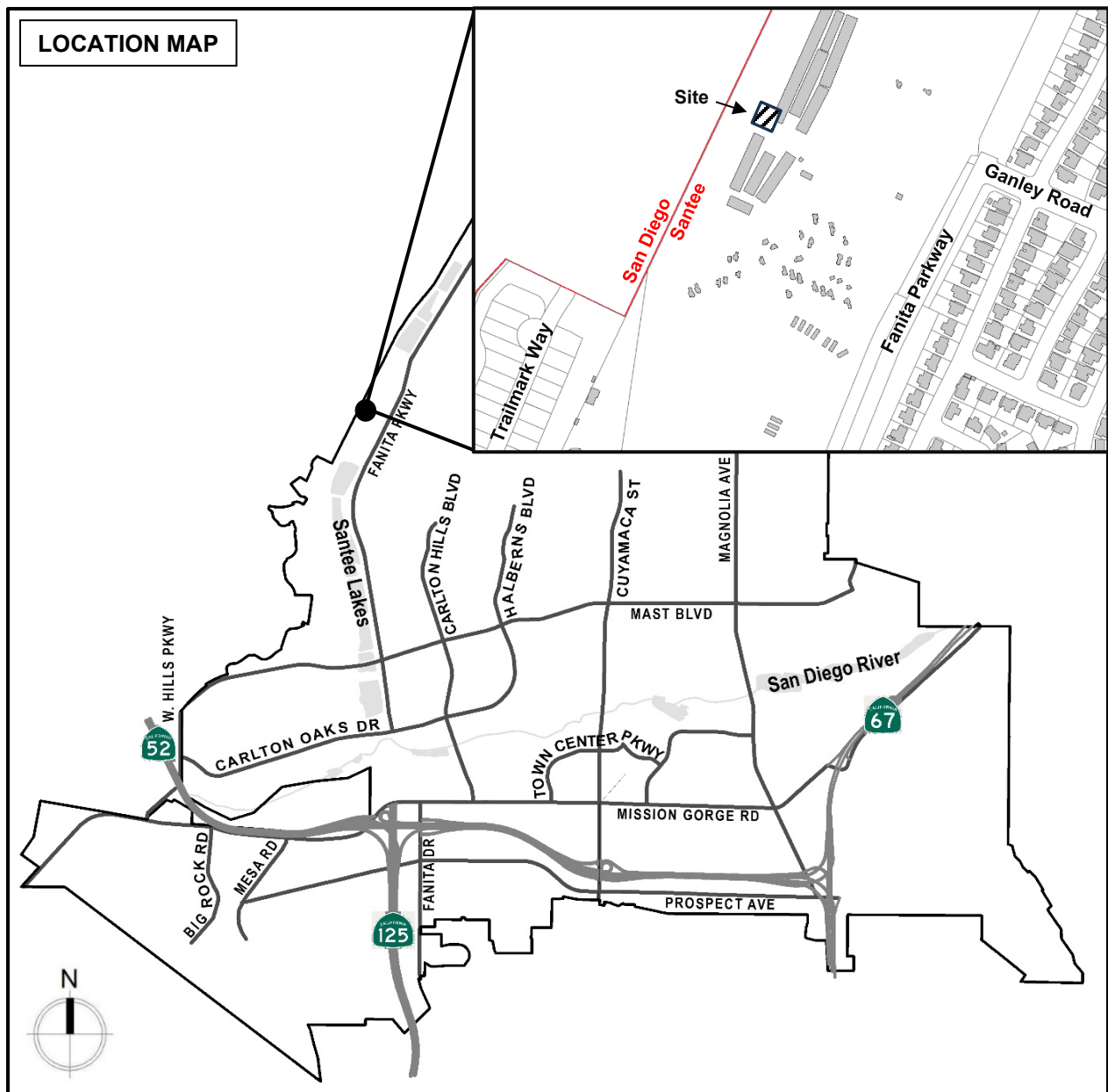
STAFF REPORT

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT (CUP-2024-0004) FOR A WIRELESS TELECOMMUNICATIONS FACILITY (FACILITY) LOCATED WITHIN A 1,900-SQUARE-FOOT LEASE AREA AT SANTEE LAKES ADDRESSED AS 10400-CS FANITA PARKWAY (APN 378-020-49-00) IN THE PUBLIC (PUB) GENERAL PLAN LAND USE DESIGNATION AND PARK/OPEN SPACE (P/OS) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303.

APPLICANT: ATLAS TOWER 1, LLC

**CITY COUNCIL MEETING
October 9, 2024**

Notice of the Public Hearing was published in the East County Californian on September 27, 2024 and 343 adjacent owners of property within 500 feet of the request and other interested parties were notified by U.S. Mail on September 27, 2024.



A. SITUATION AND FACTS

1. Requested by Atlas Tower 1, LLC
2. Landowner Padre Dam Municipal Water District
3. Type and Purpose of Request..... Conditional Use Permit request for a Wireless Telecommunication Facility
4. Location..... 10400-CS Fanita Parkway
5. Site Area..... 1,900-square-foot leased portion of a 108.55-acre lot
6. Number of lots 1
7. Hillside Overlay No
8. Existing Zoning..... P/OS (Park/Open Space)
9. Proposed Zoning P/OS
10. Surrounding Zoning North: P/OS
South: P/OS
East: P/OS; Low-Medium Residential (R-2)
West: City of San Diego - Residential (RS-1-8)
11. General Plan Designation Public (PUB)
12. Existing Land Use Santee Lakes Campgrounds
13. Surrounding Land Use North: Santee Lakes Campgrounds
South: Santee Lakes Campgrounds
East: City of San Diego – Undeveloped Land
West: Santee Lakes Campgrounds; Single-Family Homes
14. Terrain..... Generally flat
15. Environmental Status The project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to the CEQA Guidelines Section 15303, Class 3: New Construction or Conversion of Small Structures
16. APN..... 378-020-49-00
17. Within Airport Influence Area No

B. BACKGROUND

Existing Conditions

The project site consists of a 1,900-square-foot lease area within a 108.55-acre lot at the northern end of the Santee Lakes complex. Santee Lakes consists of seven lots that span a total of 190-acres with a total of seven lakes. The lease area is located north of Santee Lake 7. The project site is located within a recreational vehicle storage area covered by photovoltaic solar canopies and near the Willow Loop Campground proximate to an auxiliary gate entrance west of the intersection of Fanita Parkway and Ganley Road. The project site is adjacent to Santee Lakes campgrounds to the north, south and east and by undeveloped land in the City of San Diego to the west.

C. BACKGROUND

Overview

The project is a request for a Conditional Use Permit (CUP-2024-0004) to add a wireless telecommunications facility on the western side of the Willow Loop Campground at Santee Lakes. The wireless telecommunications facility would consist of a 74-foot-tall monopine and associated ground equipment. The monopole would be designed as a faux pine tree to camouflage the panel antennas and other equipment that would be mounted onto the pole. The facility would be a colocation facility and has been designed to support up to three wireless carriers.

All panel antennas would be covered with antenna socks and branches that would extend at least two-feet past any mounted equipment for proper camouflaging. The base of the pole would be covered by a bark-like material to further achieve a stealth design. All paint colors would be non-reflective to effectively blend the faux pine in with the adjacent surroundings. The tower will not include step pegs or safety climb.

In addition, a 6-foot-tall chain-link fence with hardware cloth would be installed along the perimeter of the 1,900-square-foot lease area. The ground equipment within this secured area, would include various cabinets 6-feet in height, service racks, and related equipment. Vehicular access to the lease area would be provided along an existing asphalt driveway, connected to Fanita Parkway, for construction and maintenance of the facility. Installation of the facility would require the removal of two existing trees that are currently within the lease area. The project would propose to replace the two trees outside the lease area.

D. ANALYSIS

This section discusses the City of Santee (Santee) General Plan consistency, requirements of the Santee Municipal Code, Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) regulations, and land use compatibility.

General Plan Consistency

The Santee General Plan designates the subject property as Public (PUB) and identifies the site as the Santee Lakes Recreation Preserve. This land use designation is applied to areas owned and maintained by public or publicly controlled agencies such as Padre Dam Municipal Water District (PDMWD), utility companies and other municipal agencies. The proposed facility is consistent with the PUB land use designation as it will provide cellular service to those using the park, surrounding residents and motorists.

Zoning Consistency – Telecommunications Regulations

Wireless telecommunications facility regulations are located in Santee Municipal Code (SMC) Chapter 13.34. The objectives of the regulations include:

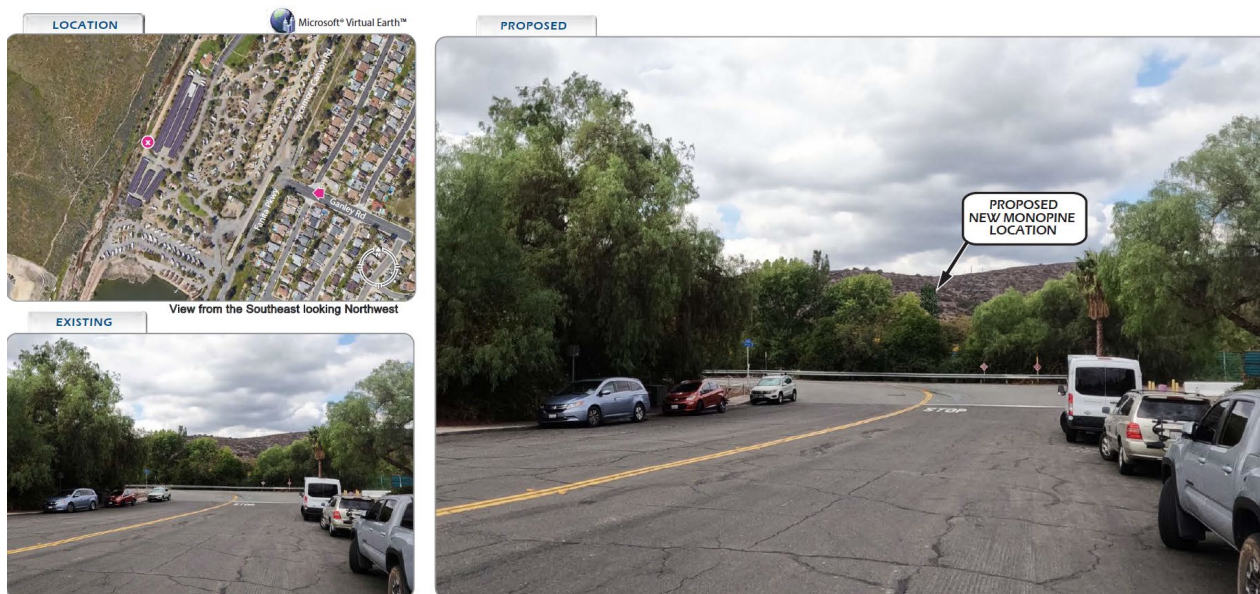
- i. To retain control of private and public property within the confines of state and federal legislation to regulate wireless telecommunications facilities;
- ii. To facilitate the creation of an advanced wireless telecommunications infrastructure for citizens, businesses, industries and schools;
- iii. To protect the City from potential adverse effects of wireless telecommunications facility development; and
- iv. To ensure that the wireless telecommunications infrastructure is designed to enhance and not interfere with the City's emergency response network.

In accordance with SMC section 13.34.090, a Conditional Use Permit is required in all zoning districts for new freestanding wireless telecommunications facilities such as the subject facility being proposed.

Development Standards

This site is in the Park/Open Space (P/OS) zoning district, which outlines the base development standards. These standards are found in SMC Chapter 13.16. The height limitation and setbacks are established on a case-by-case basis. The applicant has provided coverage maps to ensure a balance between facility height, coverage, and feasibility of collocating. The goal is to achieve the lowest facility height while meeting the coverage objectives. The coverage maps indicate the proposed 74-foot-tall height is necessary for the facility to provide adequate coverage areas for up to three carriers on the monopine at 65-foot, 55-foot and 45-foot antenna heights.

Photographic simulations demonstrating the appearance of the proposed facility from points within the surrounding area was provided to show the visual impact of the facility and its camouflaged design. The monopine is proposed approximately 168 feet from the nearest property line and 860 feet from the nearest residence, across Fanita Parkway. As a result, although visible, views from adjacent residences will be minimized due to the distance and existing landscaping at Santee lakes.



View from Ganley Road looking Northwest across Fanita Parkway toward the Project

Therefore, the proposed tower height and setbacks are justified.

Federal Communications Commission (FCC) Regulations and Public Safety

The FCC regulates communications by radio, television, wire, satellite and cable across the United States. The FCC and other organizations have determined, based upon review of scientific studies, that mobile service base stations are safe. Under the Telecommunication Act, the facility cannot be regulated on the basis of radio frequency emissions. Under federal law, cities cannot deny applications for telecommunications facilities due to perceived health effects from such facilities. In short, federal law preempts the City of Santee from denying the proposed land use permits due to a perceived public health concern.

As of 2021, the National Emergency Number Association found that about 80% of all 911 calls originated from wireless devices. One of the main reasons that many people own a wireless phone is the ability to call 911 for help in an emergency. The proposed facility would bring improved coverage and capacity to a primarily residential area, including the adjacent residential developments, northern portion of Santee Lakes Recreation Reserve, Sycamore Canyon School campus and surrounding motorists. This is consistent with the City’s telecommunications ordinance, SMC 13.34.010.B.2, which states that a City objective is “to facilitate the creation of an advanced wireless telecommunications infrastructure for citizens, businesses, industry, and schools”.

Compatibility with Adjacent Land Uses

The proposed facility is located within the campgrounds on the premises of the Santee Lakes Recreation Reserve. The location of the facility would not interfere with the functions of adjacent internal campgrounds or residential and commercial land uses in the surrounding vicinity. The proposed facility is compatible with surrounding residential land uses in that it uses screening and camouflage methods to

architecturally blend the materials with the surrounding areas and complies with FCC regulations. The proposed 1,900 square-foot lease area is compatible with surrounding uses in that it is internally located within the PDMWD property and is only 0.04 percent of the size of the 108.55-acre site.

A Radio Frequency Electromagnetic Fields Exposure Report dated March 30, 2024, was provided and demonstrated the proposed facility will comply with all FCC regulations. Section 2.1 of the report states: “The results of the analysis indicate that the power density levels in the generally accessible areas of the Ground level will not exceed the FCC’s Maximum Permissible Exposure limit for General Population and Occupational.” (p.5).

The report provides one recommendation, which is to install caution signs on the access gates where they will be clearly visible to workers and the public. The report states that “Network Operations Center and Guidelines Signs need to be posted on the Access Gate to the site”. This condition is included in the proposed City Council resolution.

There would be no impact to parking in the surrounding neighborhood because construction and maintenance trucks would park on site, and maintenance of the facility would occur only periodically once the site is operational.

Separation of the proposed wireless facility is approximately 860 feet from the nearest residential structure to the east (across Fanita Parkway), 250 feet from the nearest camping site east, and 1,000 feet from the nearest residential structure to the south. The proposed facility is set back 780 feet from the closest roadway, Fanita Parkway and 168 feet from the nearest property line to the west.

SMC Section 13.34.050, entitled “Preferred antenna siting and mounting techniques” states that monopoles that utilize stealthing techniques are preferred. The project design incorporates such techniques because: i) the design utilized is a faux monopine tree; ii) bark-like material will be used to camouflage the monopole; and iii) antenna socks will cover the antennas and branches will extend a minim 24-inches past mounted equipment for further concealment. Utilizing such techniques ensures minimal impact to the surrounding areas.

Federal Aviation Administration (FAA)

The subject property is not located within the Gillespie Field or Marine Corps Air Station (MCAS) Miramar Airport Influence Area. Typically, projects outside of the influence areas do not require review by the Airport Land Use Commission or Federal Aviation Commission (FAA) unless under unique circumstances where the project could pose a hazard to airport operations. Based upon the height of the facility, the applicant-initiated contact with the FAA and received a Determination of No Hazard to Air Navigation. Therefore, facility will not obstruct or be a hazard to Gillespie Field or MCAS Miramar airport operations.

Noise

A noise analysis was not required as permanent noise-generating equipment is not proposed and the lease area is approximately 200 feet from the nearest campground, which is the nearest noise sensitive use. Any future noise generating equipment will require noise analysis to determine potential impacts and any necessary mitigation.

D. ENVIRONMENTAL DETERMINATION

Staff has determined that the project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3 of the CEQA Guidelines (New Construction or Conversion of Small Structures) because the project consists of constructing a structure less than 2,500 square feet in floor area for use as a wireless telecommunications tower that does not involve the use of significant amounts of hazardous substances. Through review of the project and project site, none of the exceptions to the Class 3 exemption found in CEQA Guidelines Section 15300.2 apply to the project.

E. STAFF RECOMMENDATION

1. Conduct and close the Public Hearing; and
2. Find CUP-2024-0004 Categorical Exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
3. Adopt the attached resolution approving CUP-2024-0004.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT (CUP-2024-0004) FOR A WIRELESS TELECOMMUNICATIONS FACILITY LOCATED WITHIN A 1,900 SQUARE-FOOT LEASE AREA AT SANTEE LAKES ADDRESSED AS 10400-CS FANITA PARKWAY (APN 378-020-49-00) IN THE PUBLIC (PUB) GENERAL PLAN LAND USE DESIGNATION AND PARK/OPEN SPACE (P/OS) ZONE AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303.

APPLICANT: ATLAS TOWER 1, LLC.

WHEREAS, pursuant to City of Santee (City) Municipal Code (SMC) Section 13.34.090, a Conditional Use Permit is required for wireless telecommunications facilities in all zoning districts; and

WHEREAS, on July 25, 2024, Atlas Tower 1, LLC submitted a complete application for CUP-2024-0004 to establish a wireless telecommunications facility (facility) on a 1,900-square-foot lease area within Santee Lakes Recreation Preserve (Santee Lakes) located at 10400-CS Fanita Parkway (APN 378-020-49-00) in the Public Space (PUB) General Plan Land Use Designation and Park/Open Space (P/OS) Zone (Project); and

WHEREAS, the proposed facility consists of a 74-foot-tall monopine and associated ground equipment; and

WHEREAS, Santee Lakes is owned and operated by the Padre Dam Water Municipal District (PDMWD), which has authorized the development proposal; and

WHEREAS, the City's telecommunications ordinance, SMC Section 13.24.010.B.2, states that a City objective is "to facilitate the creation of an advanced wireless telecommunications infrastructure for citizens, business, industry, and schools"; and

WHEREAS, the Project obtained a Determination of No Hazard to Air Navigation from the Federal Aviation Administration dated May 21, 2024; and

WHEREAS, the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning classification and regulations; and

WHEREAS, the Project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3 of the CEQA Guidelines (New Construction or Conversion of Small Structures) because the Project consists of constructing a structure less than 2,500 square feet in floor area for use as a wireless telecommunications facility that does not involve the use of significant amounts of hazardous substances. Through review of the project and project site, none of the exceptions to the Class 3 exemption found in CEQA Guidelines Section 15300.2 apply to the project.

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WHEREAS, the Planning & Building Department scheduled CUP-2024-0004 for public hearing on October 9, 2024; and

WHEREAS, on October 9, 2024, the City Council held a duly advertised public hearing on CUP-2024-0004; and

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

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

SECTION 1: On June 12, 2024, the City Council authorized filing a CEQA Notice of Exemption after determining the project exempt from CEQA pursuant to Section 15303, Class 3 of the CEQA Guidelines (New Construction or Conversion of Small Structures) because the project consists of constructing a structure less than 2,500 square feet in floor area for use as a wireless telecommunications facility that does not involve the use of significant amounts of hazardous substances. Through review of the project and project site, none of the exceptions to the Class 3 exemption found in CEQA Guidelines Section 15300.2 apply to the project.

SECTION 2: The findings in accordance with SMC Section 13.06.030(E) for CUP-2024-0004 are made as follows:

A. *That the proposed use is in accord with the General Plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located*

The use is in accord with the General Plan, objectives of the zoning ordinance and the purposes of the PUB and P/OS districts in which the site is located in. The site is designated PUB in the Santee General Plan, which is applied to sites owned and operated by public agencies such as PDMWD. The facility is permitted within the P/OS zone by Conditional Use Permit in accordance with the provisions of SMC Chapter 13.34, which regulates wireless telecommunications facilities, and is authorized by PDMWD.

B. *That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity because:

1. The proposed facility is located on the premises of Santee Lakes within the area of the Willlow Loop camping site. The location of the facility would not interfere with the functions of the on-site park uses or residential land uses in the surrounding vicinity; and

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2. The proposed wireless communication facility is compatible with the surrounding residential land uses in that it is camouflaged as a pine tree in height, shape, and design and is surrounded by existing mature trees and adjacent to an undeveloped, vegetated hillside area to the east. The proposed 1,900 square foot enclosed lease space is compatible with surrounding uses in that it is internally located within the Padre Dam Municipal Water District property and is only 0.04 percent of the size of the 108.55-acre project site; and
 3. There would be no impact to parking to the surrounding neighborhood because construction and maintenance trucks would park on site, and maintenance access to the site would occur only periodically once the site is operational; and
 4. Separation of the proposed wireless facility is approximately 850 feet from the nearest residential structure to the east (across Fanita Parkway), 250 feet from the nearest camping site east, and 1,000 feet from the nearest residential structure to the south. The proposed facility is 780 feet from the closest roadway, Fanita Parkway and 168 feet from the nearest property line to the west; and
 5. SMC Section 13.34.050, entitled “Preferred antenna siting and mounting techniques” states that monopoles that utilize stealthing techniques are preferred. The project design incorporates such techniques because: i) the design utilized is a faux pine tree; ii) bark-like material will be used to camouflage the monopole; and iii) antenna socks will be added to all antennas and branches will extend a minimum 24-inches past all mounted equipment for further concealment. Utilizing such techniques ensures minimal impact to the surrounding areas.
- C. *That the proposed use complies with each of the applicable provisions of the zoning ordinance.*

The use, as designed and conditioned, complies with each of the applicable provisions of the zoning ordinance . This includes the provisions of the P/OS zone development standards, and siting and design provisions established in SMC Chapter 13.34 entitled “Wireless Telecommunications Facilities”. With the approval of a Conditional Use Permit, the use of the site would be consistent with the P/OS zoning district.

SECTION 3: CUP-2024-0004 is hereby approved subject to the following conditions:

- A. ANY PERMIT: Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the applicant shall complete the following to the satisfaction of the applicable Department.

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1. A Notice of Restriction along with the resolution shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. Prior to the approval of any plan, issuance of any permit and use in reliance of this permit, a signed copy of the Notice of Restriction shall be recorded by the Planning and Building Department at the County Recorder's Office.
2. Following project approval, the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project's conditions of approval, timing of design and construction, and implementation of the project conditions. The meeting shall be scheduled prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer, and their landscape architect. (Planning)
3. Minor or Major Revisions to the Conditional Use Permit, such as changes to the structure elevations, site design, or landscape design, shall be approved by the Planning & Building Director, unless in the Planning & Building Director's judgment, a Major Revision should be reviewed by the City Council. (Planning)
4. All construction shall be in substantial conformance with the project plans approved on October 9, 2024 and as amended by this Resolution. (All Departments)
5. The applicant shall comply with all applicable requirements of the SMC, Land Development Manual, and Public Works Standards of the City of Santee. (All Departments)
6. The applicant shall obtain building permits, as necessary, for the proposed work in compliance with all applicable SMC sections, Uniform Building Code, CBC, Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, Public Works Standards of the City of Santee, and all requirements of the Fire Department. (All Departments)

All facilities shall be designed to minimize the visual impact to the greatest extent feasible by means of placement, screening, and camouflage and to be compatible with existing architectural elements, building materials and other site characteristics. The applicant shall use the smallest and least visible antennas possible to accomplish the coverage objectives. (Planning)
7. Comply with all applicable sections of the Municipal Code, Land Development Manual, and Public Works Standards of the City of Santee. (Engineering)

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B. ROUGH GRADING: Prior to any grading or site preparation activities the applicant shall complete the following to the satisfaction of the applicable Department.

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

C. BUILDING PERMIT: Prior to approval of any building plan and the issuance of any building permit, the applicant shall complete the following to the satisfaction of the applicable Department.

1. The following concealment methods must be shown on the building permit plans to the satisfaction of the Planning and Building Department:
 - a. The monopine branches shall extend a minimum 24 inches beyond all panel antennas.
 - b. Antennas shall include “socks” with a dense pine look.
 - c. The monopine trunk shall have a three-dimensional faux wood bark covering.
 - d. Colors and materials for the facility shall be nonreflective and chosen to minimize visibility. (Planning)
2. Provide a revised site plan clearly identifies the flood plain limits, including 100-year water surface elevations within the project limits, and the pad elevation of all future lease spaces. A floodplain analysis for Fanita Lake (Fanita study), prepared by Rick Engineering, May 2007, as part of the Fanita Ranch Environment Impact Report, studied in detail the flooding potential of Sycamore Creek. Elevations established by the Fanita study shall be the basis for the limits of the floodway, 100-year floodplain, and 100-year water surface elevations. (Engineering)

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3. The applicant shall include provisions in their design contract with their design consultants that following approval by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies, as the City may deem appropriate. A letter of acknowledgement of this requirement from each design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer. (Engineering)
4. Starting with the first plan check submittal, all plan sets including the Parcel Map shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants. (Engineering)
5. Precise Grading Plans shall be submitted to the Engineering Department for review and acceptance.
 - a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the City project engineer.
 - b. Project landscape and irrigation plans are to be included as part of this precise grading plan set.
 - c. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
 - d. Grading plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. The applicant shall make an electronic submittal via the City of Santee Permitting and Licensing Portal. The items to be submitted include but are not limited to the following:
 1. A set of grading, landscape and irrigation plans bound and stapled.
 2. Plan check fees.
 3. A complete grading permit application.
 4. A cost estimate for the cost of construction.
 5. A Geotechnical Study specified here within.

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6. A letter of acknowledgement signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
7. One copy of the Director's Decision approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit. (Engineering)

6. Provide a geotechnical study prepared in accordance with the Santee General Plan. The investigation may be subject to independent third-party review to be paid for by the applicant. All recommended measures identified in the approved study shall be incorporated into the project design. (Engineering)
7. Per the City of Santee Flood Damage Prevention Ordinance, pad elevation of non-residential construction is set a minimum of one-foot above the base flood elevation, or be flood proofed to the base flood elevation, as established by the base flood discharge rates. (Engineering)
8. Underground all new utility services utility facilities on and adjacent to the site in accordance with Chapter 15.24 of the Santee Municipal Code prior to final sign-off. (Engineering)

D. OCCUPANCY: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit the applicant shall complete the following to the satisfaction of the applicable Department.

1. Prior to any occupancy or use of the premises in reliance of this permit, the site and wireless telecommunications facility shall be built in substantial conformance with the approved plans and photo simulations. Upon completion of construction, the applicant shall provide the photographic evidence to the Planning and Building Department for review. (Planning)
2. Guidelines and Network Operations Center (NOC) Information signs, as required by the RF Report, shall be posted at the access point of the facility. Evidence of the posted signs shall be provided to the Planning and Building Department prior to occupancy. (Planning)
3. Two replacement trees (Scrub Oak or similar) shall be installed adjacent to the lease area. (planning)

E. ONGOING: The following conditions shall apply during the term of this permit.

1. The site and wireless telecommunications facility shall remain in substantial conformance with the approved plans and photo simulations and shall be maintained including, but not limited to:

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- a. Continual maintenance of all landscape areas on-site and around the fencing perimeter. All landscaped areas shall be kept free from weeds and debris and maintained in a healthy, growing condition, and shall receive regular pruning, fertilizing, mowing and trimming. Any damaged, dead, diseased or decaying plant material shall be replaced within thirty days from the date of damage.
- b. Fencing fabric located on the proposed wire fence shall be kept free from tears, holes, or other damage, and must always remain in good condition.
- c. Maintaining the monopine concealment method through:
 1. The monopine branches shall be maintained an additional 24 inches beyond all panel antennas; and
 2. A tree cap shall be maintained above the top of the monopole to ensure a tree shape.
 3. Antennas shall have “socks” with dense pine that are maintained in good condition; and
 4. The monopine trunk shall maintain a three-dimensional faux wood bark covering in good condition; and
 5. Colors and materials for the facility shall be nonreflective and chosen to minimize visibility. Facilities, including support equipment and buildings, shall be painted or textured using colors to match or blend with the primary background, and shall always be maintained in good condition. (Planning)

Failure to conform to the approved plot plans is an unlawful use of land and will result in enforcement action pursuant to SMC Chapter 1.10. The Code Compliance Division is responsible for the enforcement of this permit. (Planning)

2. Guidelines and Network Operations Center (NOC) Information signs, as required by the RF Report, shall be posted at all times and shall be maintained in good condition. (Planning)
3. Access points to the facility shall be locked and inaccessible to the general public at all times. (Planning)
4. Modifications to the site and/or increases in antenna counts or power levels exceeding those listed in the Radio Frequency Exposure Report dated April 2, 2024, will require additional evaluation to determine compliance with FCC guidelines. (Planning)

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5. Any approval such as an approved site plan, grading plan, landscape plan, or conditional use permit, shall run with the land/applicant/owner/operator and shall continue to be valid upon a change of ownership of the site or structure to which it applies. (Planning)

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

SECTION 5: The terms and conditions of CUP-2024-0004 shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to CUP-2024-0004 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: The approval of CUP-2024-0004 expires on October 9, 2027 at 5:00 p.m. except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension approved by the Planning & Building Director (SMC Section 13.04.090). The request must be received 60 days prior to the original expiration date.

SECTION 7: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on October 9, 2024.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (SB1535) authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Planning & Building Department, within two (2) working days of the date of this approval a certified check payable to the "San Diego County Clerk" in the amount of \$50.00. The City of Santee shall file the Notice of Exemption with the San Diego County Clerk upon receipt of the certified check. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty-five (35) day statute of limitations on court challenges to the approval under CEQA.

Section 9: SMC Chapter 1.08 provides for the issuance of Administrative citations for Municipal Code violations. Should non-compliance with said terms and conditions of CUP-2024-0004 or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

SECTION 10: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

RESOLUTION NO.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of October 2024, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

AERIAL VICINITY MAP

10400-CS Fanita Parkway



The Project Plans attachment is available via the below link:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2024/10-09-2024-item-7-project-plans-attachment.pdf>

The Photo Simulations attachment is available via the below link:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2024/10-09-2024-item-7-photo-simulations-attachment.pdf>

Site Justification Coverage Maps

Market Name : Southern California Market

Site ID : CAL01891

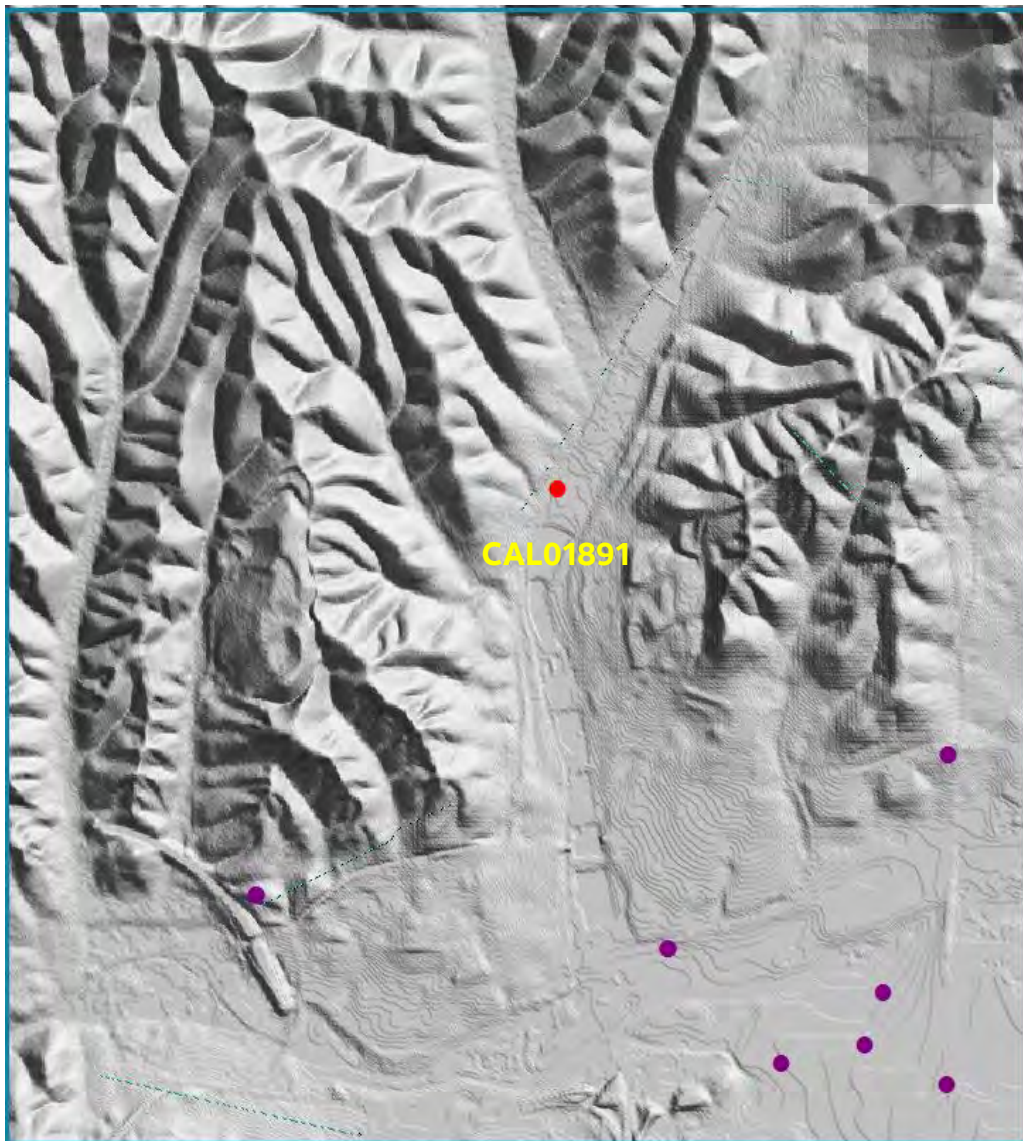
Site Address : Sycamore Canyon Rd, Santee CA 91071

ATOLL Completion Date: July 18, 2024

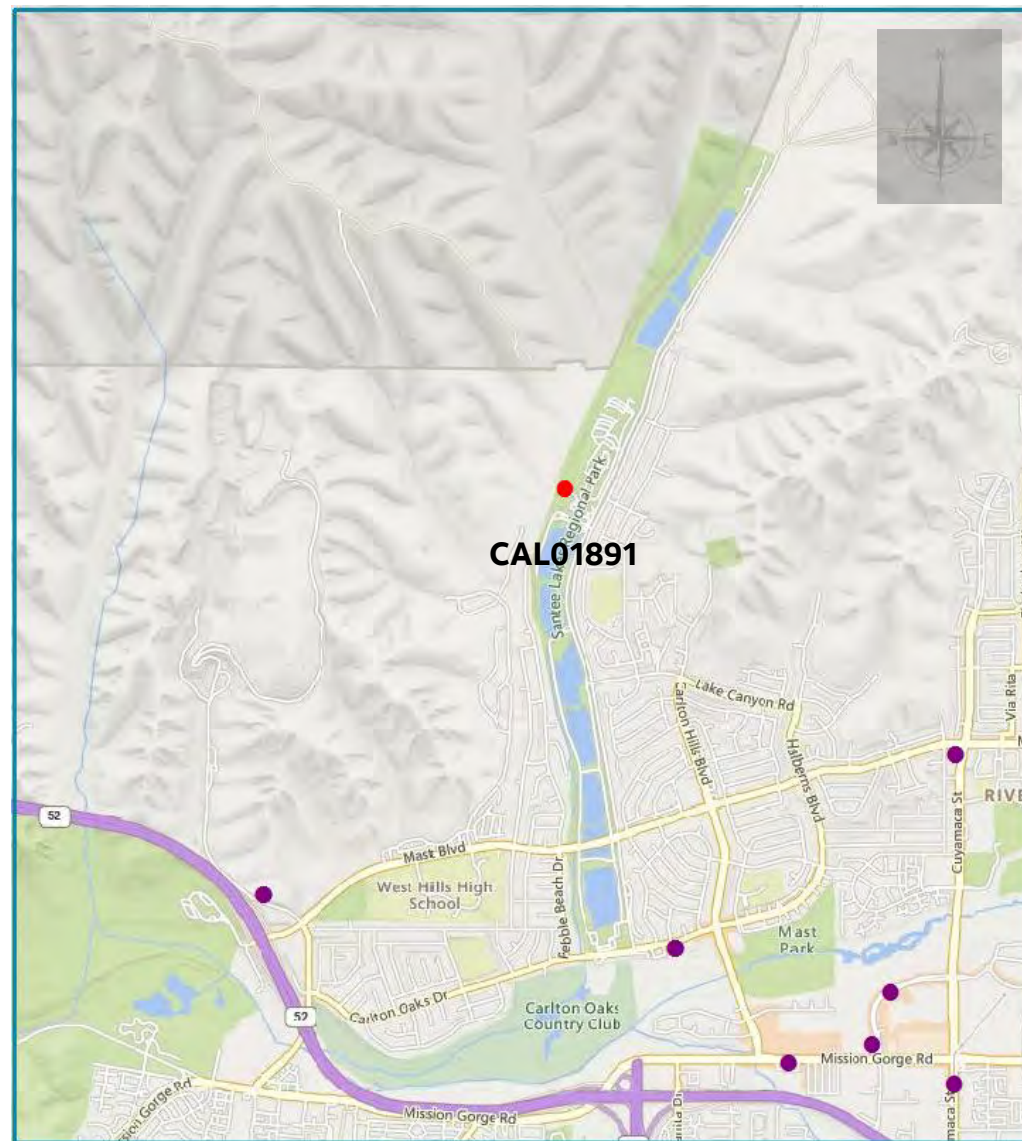
Assumptions

- ❖ Propagation of the Site Coverage Plots are based on our current Atoll RF Design Tool that shows the preferred design of AT&T 4G-LTE Network Coverage.
- ❖ The propagation referenced in this package is based on Existing and Proposed 4G-LTE Coverage of AT&T users in buildings, in vehicles, and outdoors. The threshold for reliable in-building coverage is based on a signal strength necessary to reliably and consistently make voice calls and use applications indoors, taking into consideration the built and natural environment. The threshold for reliable in-vehicle coverage is based on known signal attenuation from an outdoor signal to the inside of a vehicle. The threshold for reliable outdoor coverage is based on a signal strength necessary to reliably and consistently make voice calls and use applications outdoors taking into consideration the built and natural environment.
- ❖ For your reference, the scale shown ranges from Reliable to Unreliable Coverage for AT&T users in buildings, in vehicles, and outdoors.
- ❖ The Coverage Plots shown in the following slides are based on the following criteria:
 - Existing 4G-LTE Coverage: Assuming all other existing neighboring sites are On-Air and the Proposed Site is Off-Air, the propagation is displayed with the legends provided.
 - Planned 4G-LTE Coverage With the Proposed Site On-Air: Assuming all other existing neighboring sites along with the Proposed Site are On-Air, the propagation is displayed with the legends provided.
 - Standalone 4G-LTE Coverage of the Proposed Site: Assuming all other existing neighboring sites are Off-Air and only the Proposed Site is On-Air, the propagation is displayed with the legends provided.

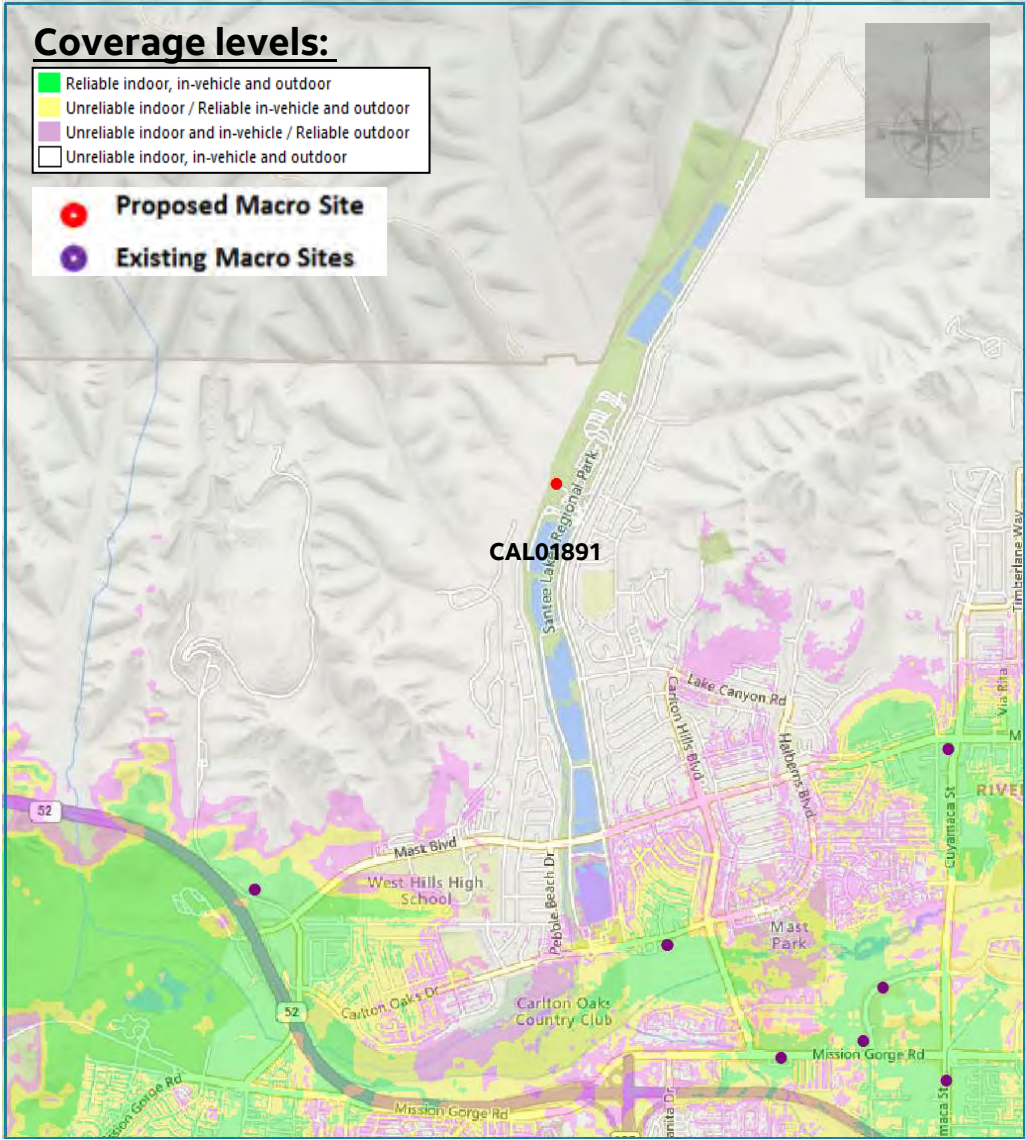
Proposed Site CAL01891 (Terrain Map)



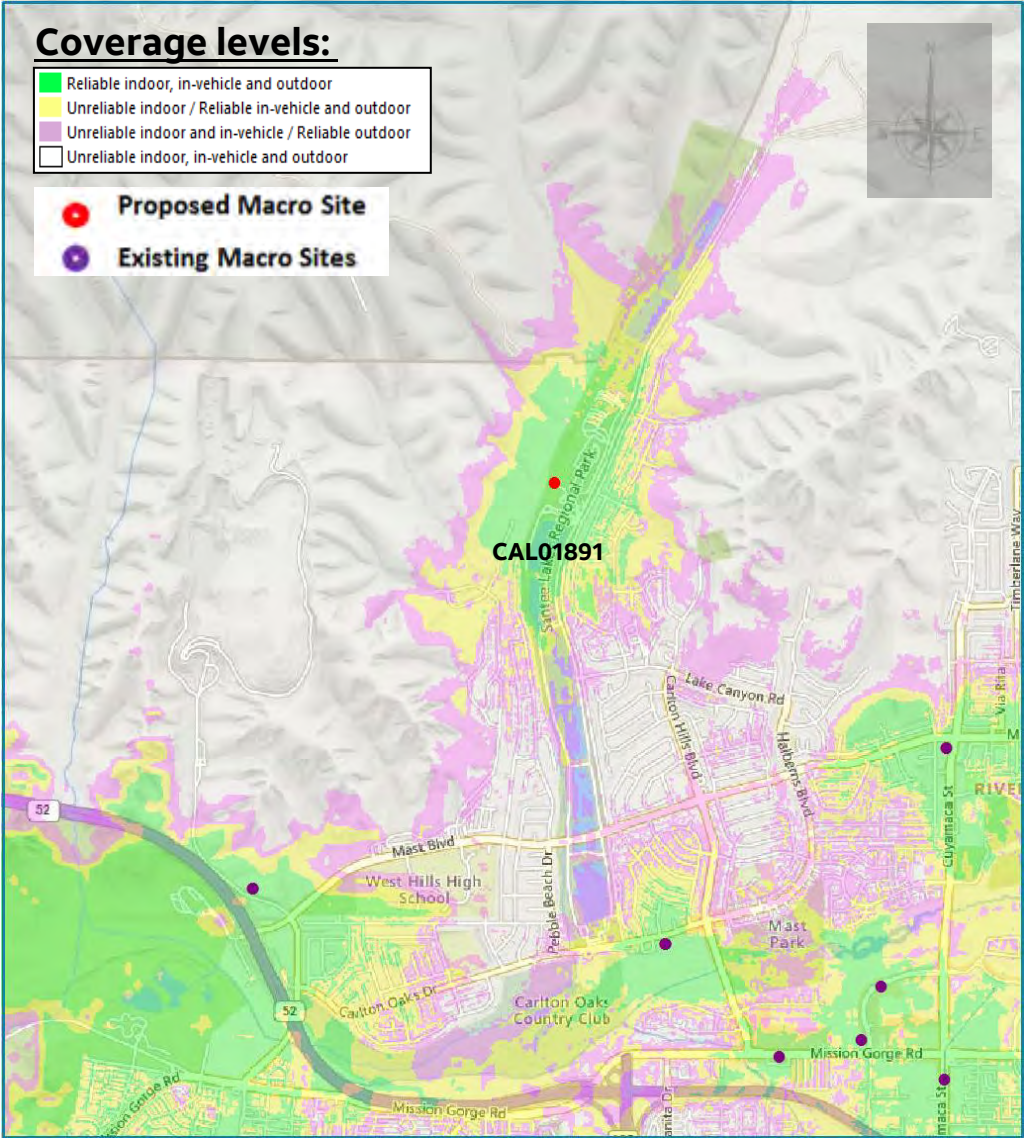
Proposed Site CAL01891 (Road Map)



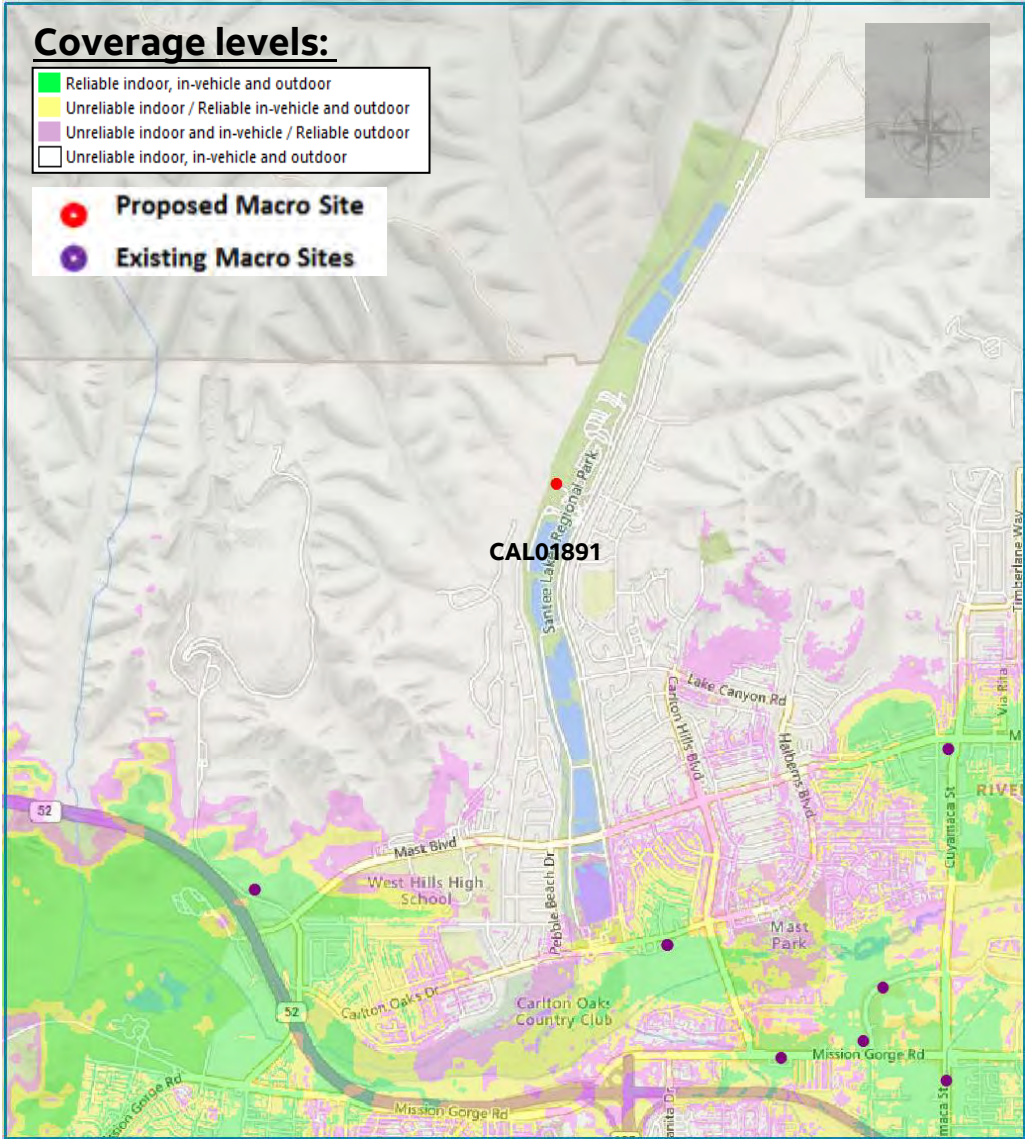
Existing 4G-LTE Coverage (Site CAL01891 OFF)



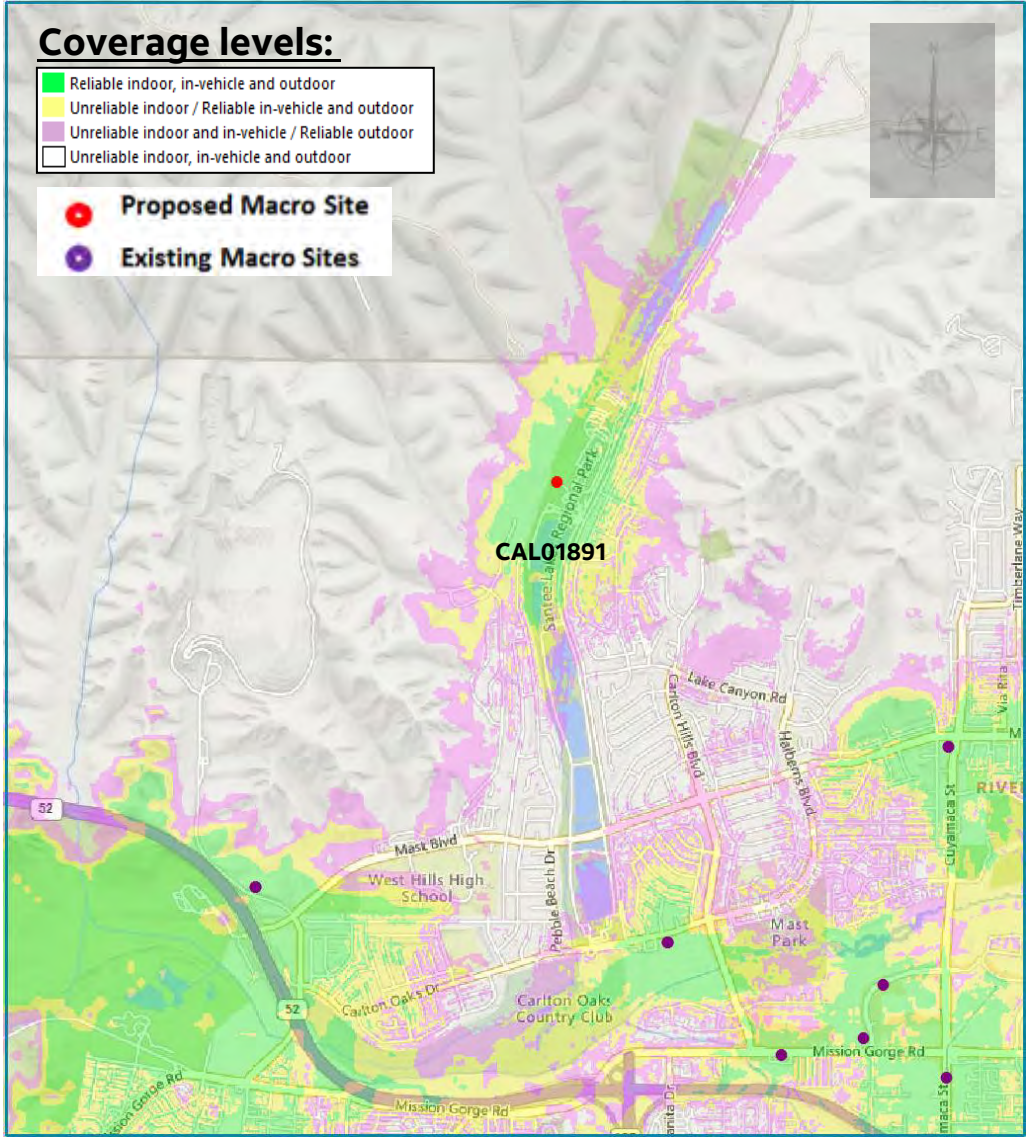
Existing 4G-LTE Coverage (Site CAL01891 ON at 65')



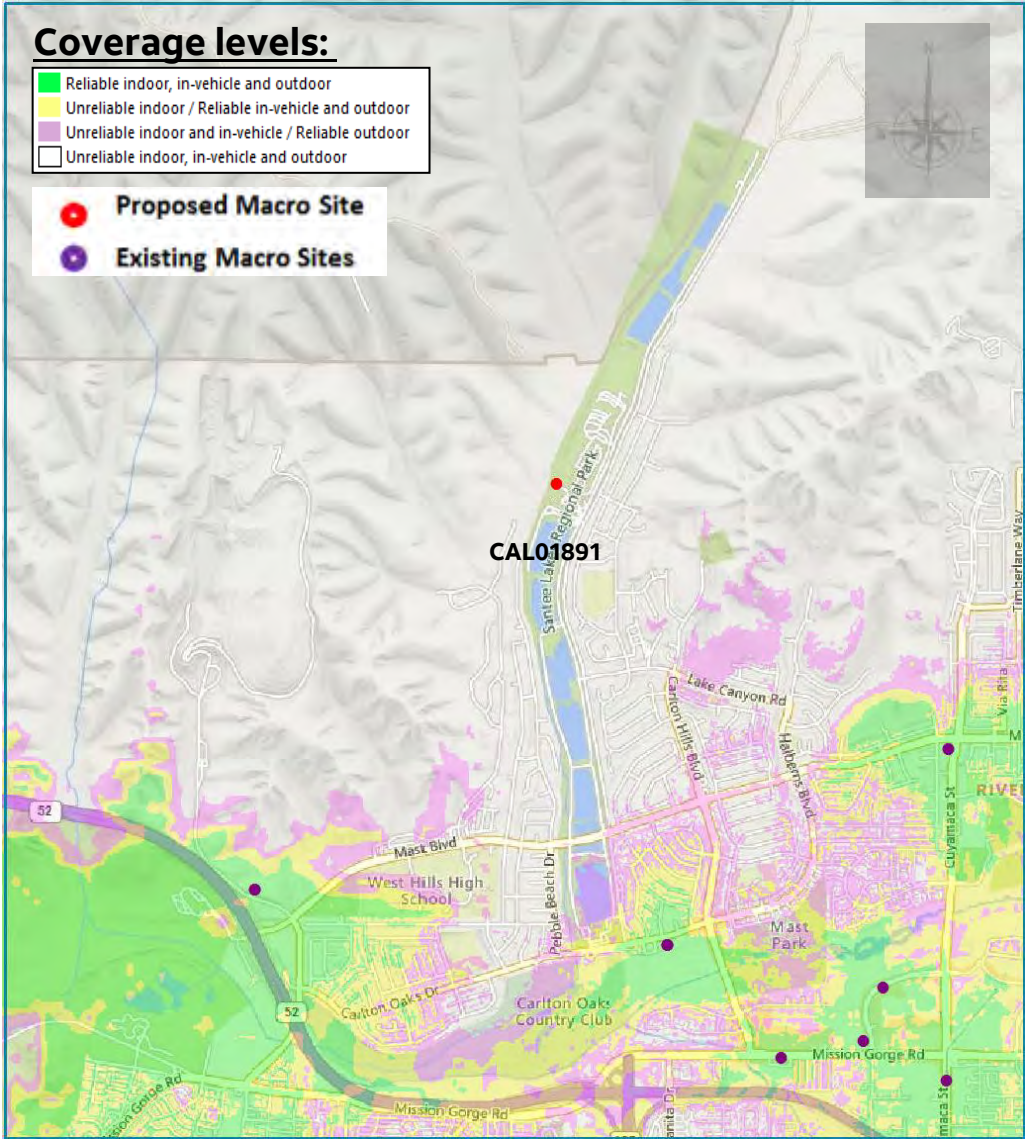
Existing 4G-LTE Coverage (Site CAL01891 OFF)



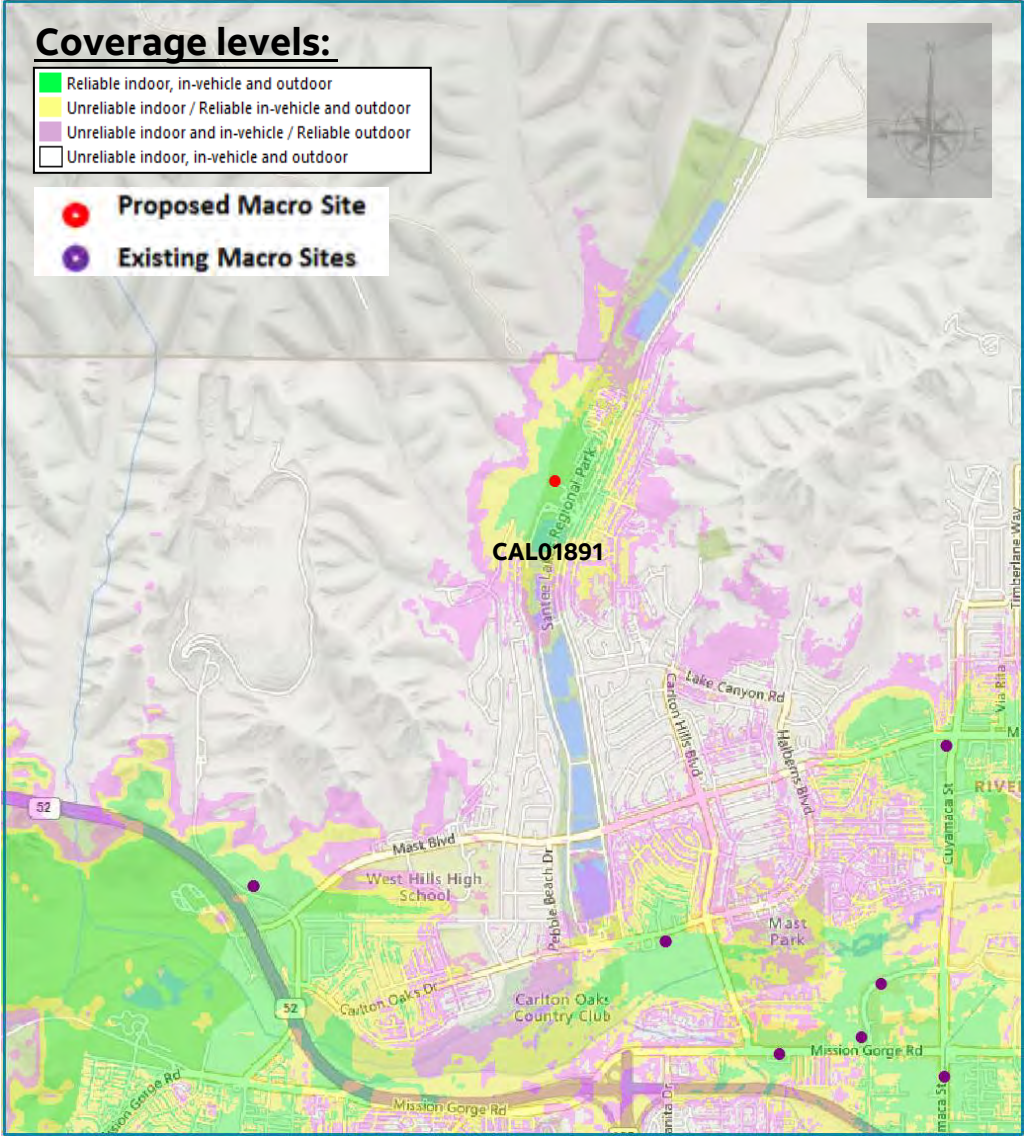
Existing 4G-LTE Coverage (Site CAL01891 ON at 55')



Existing 4G-LTE Coverage (Site CAL01891 OFF)



Existing 4G-LTE Coverage (Site CAL01891 ON at 45')



Coverage Legend

Reliable indoor, in-vehicle and outdoor coverage: In general, the areas shown in green should have the most coverage and the strongest signal strength and be sufficient for reliable in-building service and connection to the AT&T wireless network. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, and the user's location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

Unreliable indoor / Reliable in-vehicle and outdoor: The areas shown in yellow should have sufficient coverage and signal strength for reliable device usage in vehicles and outdoors but will not have adequate coverage or signal strength for reliable in-building usage.

Unreliable indoor and in-vehicle / Reliable outdoor: The areas shown in purple should have sufficient coverage and signal strength for reliable device usage outdoors only and will not have adequate coverage or signal strength for reliable in-building or in-vehicle usage.

The coverage at 65' radiation center is the minimum height for best coverage at this location, lowering the height further means leaving areas out of coverage and the possible need for additional sites in the future.

Note: The safe vertical separation between antennas or radios of different carrier operators is 5 feet minimum.



AT&T

Radio Frequency Exposure RF Safety and NIER Analysis Report

SITE-SPECIFIC-INFORMATION			
Site Name	Santee	Multi-Licensee Facility <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Street Address	Sycamore Canyon Road		
City, State, Zip	Santee, CA, 92071		
Structure Type	Monopine		
Broadcast (AM/FM/TV) Co-Locators	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Assessment Purpose	NSB
Total Access Points	1	Total Report Revisions	
Original Report Date	03/30/2024	Report Revision Date	
Compliance Status	<input type="checkbox"/> COMPLIANT AS DESIGNED <input type="checkbox"/> COMPLIANT PER RF SAFETY PLAN SUBMISSION <input checked="" type="checkbox"/> MITIGATION IS REQUIRED		

Site Photo



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1 Certification

This report, prepared by Telecom Technology Services, Inc. for ATLAS Tower, is intended to document compliance and evaluate power density levels as outlined in the report. The computations, analysis, and resulting report and conclusions were based on applicable FCC guidelines and regulations for maximum permissible exposure to humans consistent with FCC OET Bulletin 65, Edition 97-01.

Additionally, Telecom Technology Services, Inc. certifies that the assumptions are valid, and that the data used within Telecom Technology Services' control are accurate, including information collected as part of Telecom Technology Services' field surveys. Telecom Technology Services, Inc. does not, however, certify the accuracy or correctness of any data provided to Telecom Technology Services, Inc. for this analysis and report by ATLAS Tower or other third parties working on behalf of ATLAS Tower.

I certify that the attached RF exposure analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:



SIGNED, 2 APR 2024

Tim Alexander, PE

Digitally signed by Tim Alexander, PE
 DN: cn=Tim Alexander, PE, o=Proteus Power Engineering, ou,
 email=proteuspower@outlook.com, c=US
 Date: 2024.04.02 09:35:13 -07'00'

Tim Alexander, P.E.



This compliance assessment and report has been **prepared** and **reviewed** by:

	Preparer	Reviewer
Name	Abdelsalam Masoud	Mike Arnold
Title	RF Engineer	Project Manager
Date	03/30/2024	03/30/2024

2 Executive Summary

This report provides the results of an RF power density analysis performed for **ATLAS Tower** at site **Santee** in accordance with the Federal Communications Commission (FCC) rules and regulations for RF emissions described in OET Bulletin 65, Edition 97-01.

This report addresses RF safety defined by OET Bulletin 65: General Population/Uncontrolled. Based on the analysis, this site will be **Compliant** with FCC rules and regulations and PTI's Signage and Barrier Policy if the mitigation details provided in Table 1 are implemented.

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	<input checked="" type="checkbox"/> [1] *	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> [1] *	<input type="checkbox"/> []
Alpha	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []
Beta	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []
Gamma	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

* These RF signs should be posted on the Access Gate to the site. (See drawing in Section 5.2)

Specialty Sign Detail

Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
Mitigation is required per the Signage/ Barrier Diagram.

Table 1: Mitigation Requirements for Compliance

2.1 Conclusion and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Solar Panel level** will not exceed the FCC's MPE limit for General Population and Occupational.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Ground level** will not exceed the FCC's MPE limit for General Population and Occupational.
- The max theoretical % MPE is **100.19%** (FCC General Public) directly in front of the antenna beams at the **Solar Panel Level**.
- NOC and Guidelines Signs need to be posted on the Access Gate to the Site. All access points to these areas need to remain locked at all times.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

3 Introduction

The purpose of this analysis and report is to evaluate the cumulative power density levels of all non-excluded antennas located on the site and identify any areas of concern that require mitigation. This report also assesses the site's compliance with FCC OET Bulletin 65; "Guidelines for Human Exposure to Radio-frequency Electromagnetic Fields".

The power density simulation performed for this site utilized RoofMaster® analysis software. All antennas were assigned an operating frequency and transmit power and were deemed to be operating at 100% of their rated output power.

3.1 *Site Description:*

- **Site Name:** Santee (ATLAS TOWER)
- **Street Address:** Sycamore Canyon Road
- Santee, CA 92071
- **Latitude:** 32.868385°
- **Longitude:** -117.007695°
- **Structure Type:** Monopine
- **Structure Height:** ± 89' AGL
- **BTS Equipment Location:** The Verizon, T-Mobile and AT&T equipment is located on the Ground Level.

3.2 Site Configuration Being Modeled

- This is a Monopine application where Verizon, T-Mobile, and AT&T antennas are mounted to mounting pipes on the Monopine.
- This is a Three-sector site supporting C-Band at 3700 MHz, CBRS at 3600 MHz, LTE at 700, 850, 1900, 2100 MHz for all Verizon sectors, N2500, L2500, U2100, N2100, L1900, N1900, G1900, N600, L600, L700, and L2100 Band for all T-Mobile sectors, and L700, L2100. FNET, L1900, and U850 Band for all AT&T sectors
- The values of the Verizon's antennas rad center (55') for all sectors, the T-Mobile's antennas rad center for all sectors (65'), and the AT&T's antennas rad center for all sectors (75'), and Solar Panel Height (18') are based on the CDs, RFDS and Google Earth. These values must be verified on the site audit for the post study.
- All LTE technologies were evaluated assuming the maximum number of channels and were running at maximum power 100% of the time.

4 Predictive Analysis Details

For purposes of this analysis, RoofMaster® was configured to provide an output based on the appropriate MPE limit(s) published in the FCC's guidelines. The antenna information was loaded into RoofMaster®, an MPE predictive analysis tool by Waterford Consultants, LLC.

4.1 Analysis Locations:

Number of Elevations Analyzed: 2

- Solar Panel level
- Ground Level

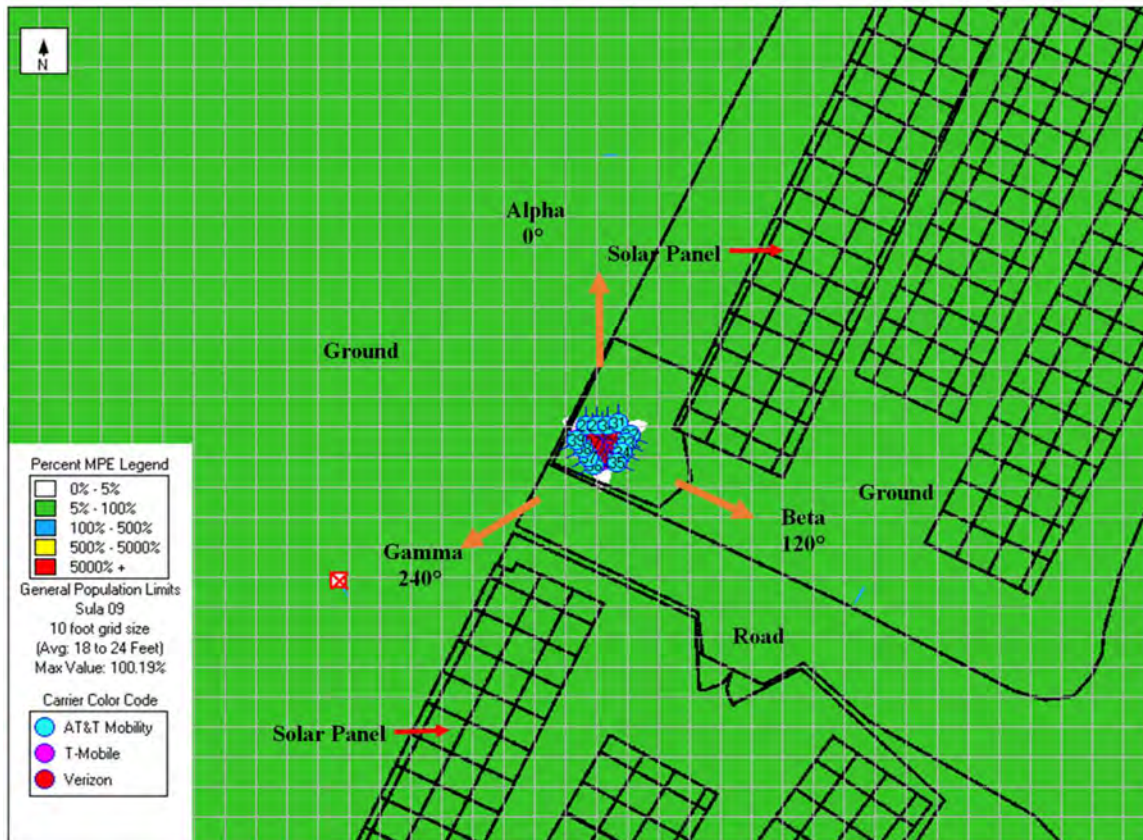
4.2 Antenna Inventory

The following table contains the technical data used to simulate the power density that may be encountered with all antennas simultaneously operating at full rated power with the exception of any excluded antennas cited in this document. If co-locator's antennas exist and specific antenna details could not be secured, generic antennas, frequencies, and transmit powers were used for modeling. The Assumptions used are based on past experience with communications carriers.

ID	Name	(MHz) Freq	Trans Power	Trans Count	Other Loss	Total Transmit Power (Watts)	Total ERP* (Watts)	Total ERP (Watts)	Mfg	Model	Solar Panel Z (ft)	Ground Z (ft)	Type	(ft) Apex	(dBd) Gain	BWdth	Orientation
AT&T Alpha_Ant1	L700	700	40.0	4	0.5	142.6	2730	4479	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	12.82	75	0
AT&T Alpha_Ant1	L850	850	40.0	4	0.5	142.6	3312	5434	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	13.66	73	0
AT&T Alpha_Ant1	L1900	1900	40.0	4	0.5	142.6	4875	7998	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	15.34	59	0
AT&T Alpha_Ant2	FNET	700	40.0	4	0.5	142.6	2730	4479	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	12.82	75	0
AT&T Alpha_Ant2	L2100	2100	40.0	4	0.5	142.6	4731	7762	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	15.21	61	0
AT&T Alpha_Ant3	DOD	3500	320.0	1	0.0	320.0	70793	116143	ERICSSON	AIR6419	57	75	Panel	2.5	23.45	13	0
AT&T Alpha_Ant4	C-Band	3700	320.0	1	0.0	320.0	70793	116143	ERICSSON	AIR6449	57	75	Panel	2.8	23.45	11.7	0
AT&T Beta_Ant1	L700	700	40.0	4	0.5	142.6	2730	4479	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	12.82	75	120
AT&T Beta_Ant1	L850	850	40.0	4	0.5	142.6	3312	5434	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	13.66	73	120
AT&T Beta_Ant1	L1900	1900	40.0	4	0.5	142.6	4875	7998	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	15.34	59	120
AT&T Beta_Ant2	FNET	700	40.0	4	0.5	142.6	2730	4479	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	12.82	75	120
AT&T Beta_Ant2	L2100	2100	40.0	4	0.5	142.6	4731	7762	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	15.21	61	120
AT&T Beta_Ant3	DOD	3500	320.0	1	0.0	320.0	70793	116143	ERICSSON	AIR6419	57	75	Panel	2.5	23.45	13	120
AT&T Beta_Ant4	C-Band	3700	320.0	1	0.0	320.0	70793	116143	ERICSSON	AIR6449	57	75	Panel	2.8	23.45	11.7	120
AT&T Gamma_Ant1	L700	700	40.0	4	0.5	142.6	2730	4479	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	12.82	75	240
AT&T Gamma_Ant1	L850	850	40.0	4	0.5	142.6	3312	5434	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	13.66	73	240
AT&T Gamma_Ant1	L1900	1900	40.0	4	0.5	142.6	4875	7998	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	15.34	59	240
AT&T Gamma_Ant2	FNET	700	40.0	4	0.5	142.6	2730	4479	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	12.82	75	240
AT&T Gamma_Ant2	L2100	2100	40.0	4	0.5	142.6	4731	7762	JMA	NNH4-65C-R6H4	57	75	Panel	8.0	15.21	61	240
AT&T Gamma_Ant3	DOD	3500	320.0	1	0.0	320.0	70793	116143	ERICSSON	AIR6419	57	75	Panel	2.5	23.45	13	240
AT&T Gamma_Ant4	C-Band	3700	320.0	1	0.0	320.0	70793	116143	ERICSSON	AIR6449	57	75	Panel	2.8	23.45	11.7	240
T-Mobile Alpha_Ant1	L600	600	40.0	2	0.4	73.0	1067	1751	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	11.65	64	0
T-Mobile Alpha_Ant1	N600	600	40.0	2	0.4	73.0	1067	1751	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	11.65	64	0
T-Mobile Alpha_Ant1	L700	700	40.0	2	0.4	73.0	1104	1811	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	11.8	58	0
T-Mobile Alpha_Ant2	L2100	2100	80.0	2	0.5	142.6	5929	9727	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	16.19	53	0
T-Mobile Alpha_Ant2	L1900	1900	80.0	2	0.5	142.6	5420	8892	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	15.8	62	0
T-Mobile Alpha_Ant2	G1900	1900	80.0	2	0.5	142.6	5420	8892	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	15.8	62	0
T-Mobile Alpha_Ant3	U2100	2100	80.0	2	0.5	142.6	5929	9727	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	16.19	53	0
T-Mobile Alpha_Ant3	N2100	2100	80.0	2	0.5	142.6	5929	9727	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	16.19	53	0
T-Mobile Alpha_Ant3	N1900	1900	80.0	2	0.5	142.6	5420	8892	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	15.8	62	0
T-Mobile Alpha_Ant4	L2500	2500	3.75	32	0.5	107.0	2979	4887	NOKIA	AEHC	47	65	Panel	2	14.45	65	0
T-Mobile Alpha_Ant4	N2500	2500	3.75	32	0.5	107.0	2979	4887	NOKIA	AEHC	47	65	Panel	2	14.45	65	0
T-Mobile Beta_Ant1	L600	600	40.0	2	0.4	73.0	1067	1751	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	11.65	64	120
T-Mobile Beta_Ant1	N600	600	40.0	2	0.4	73.0	1067	1751	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	11.65	64	120
T-Mobile Beta_Ant1	L700	700	40.0	2	0.4	73.0	1104	1811	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	11.8	58	120
T-Mobile Beta_Ant2	L2100	2100	80.0	2	0.5	142.6	5929	9727	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	16.19	53	120
T-Mobile Beta_Ant2	L1900	1900	80.0	2	0.5	142.6	5420	8892	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	15.8	62	120
T-Mobile Beta_Ant2	G1900	1900	80.0	2	0.5	142.6	5420	8892	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	15.8	62	120
T-Mobile Beta_Ant3	U2100	2100	80.0	2	0.5	142.6	5929	9727	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	16.19	53	120
T-Mobile Beta_Ant3	N2100	2100	80.0	2	0.5	142.6	5929	9727	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	16.19	53	120
T-Mobile Beta_Ant3	N1900	1900	80.0	2	0.5	142.6	5420	8892	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	15.8	62	120
T-Mobile Beta_Ant4	L2500	2500	3.75	32	0.5	107.0	2979	4887	NOKIA	AEHC	47	65	Panel	2	14.45	65	120
T-Mobile Beta_Ant4	N2500	2500	3.75	32	0.5	107.0	2979	4887	NOKIA	AEHC	47	65	Panel	2	14.45	65	120
T-Mobile Gamma_Ant1	L600	600	40.0	2	0.4	73.0	1067	1751	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	11.65	64	240
T-Mobile Gamma_Ant1	N600	600	40.0	2	0.4	73.0	1067	1751	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	11.65	64	240
T-Mobile Gamma_Ant1	L700	700	40.0	2	0.4	73.0	1104	1811	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	11.8	58	240
T-Mobile Gamma_Ant2	L2100	2100	80.0	2	0.5	142.6	5929	9727	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	16.19	53	240
T-Mobile Gamma_Ant2	L1900	1900	80.0	2	0.5	142.6	5420	8892	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	15.8	62	240
T-Mobile Gamma_Ant2	G1900	1900	80.0	2	0.5	142.6	5420	8892	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	15.8	62	240
T-Mobile Gamma_Ant3	U2100	2100	80.0	2	0.5	142.6	5929	9727	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	16.19	53	240
T-Mobile Gamma_Ant3	N2100	2100	80.0	2	0.5	142.6	5929	9727	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	16.19	53	240
T-Mobile Gamma_Ant3	N1900	1900	80.0	2	0.5	142.6	5420	8892	Commscope	FFV-65B-R3-V1	47	65	Panel	6.0	15.8	62	240
T-Mobile Gamma_Ant4	L2500	2500	3.75	32	0.5	107.0	2979	4887	NOKIA	AEHC	47	65	Panel	2	14.45	65	240
T-Mobile Gamma_Ant4	N2500	2500	3.75	32	0.5	107.0	2979	4887	NOKIA	AEHC	47	65	Panel	2	14.45	65	240
VZW Alpha_Ant1	L700	700	60.0	4	0.5	213.9	3178.0	5213.8	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	11.72	73	0
VZW Alpha_Ant1	L850	850	60.0	4	0.5	213.9	4066	6670.6	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	12.79	62	0
VZW Alpha_Ant1	L1900	1900	80.0	4	0.5	285.2	8453.05	13868.0	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	14.72	65	0
VZW Alpha_Ant1	L2100	2100	40.0	4	0.5	142.6	4897.01	8034.0	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	15.36	62	0
VZW Alpha_Ant1	L2100_3	2100	40.0	4	0.5	142.6	4897.01	8034.0	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	15.36	62	0
VZW Alpha_Ant2	Spare	Spare	0.0	0	0.0	0.0	0	0.0	Commscope	SON SBNH-1D6565B	37	55	Panel	6	13.07	67	0
VZW Alpha_Ant3	C-Band	3700	5.0	64	0.0	320.0	70793.44	116143.00	ERICSSON	SON AIR6419	37	55	Panel	2.4	23.45	11	0
VZW Alpha_Ant4	CBRS	3600	5.0	4	0.0	20.0	2870.91	4710	ERICSSON	SON KRE105281	37	55	Switched Beam	0.7	9.53	64	0
VZW Beta_Ant1	L700	700	60.0	4	0.5	213.9	3178	5213.79	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	11.72	73	120
VZW Beta_Ant1	L850	850	60.0	4	0.5	213.9	4066	6670.63	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	12.79	62	120
VZW Beta_Ant1	L1900	1900	80.0	4	0.5	285.2	8453.05	13868	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	14.72	65	120
VZW Beta_Ant1	L2100	2100	40.0	4	0.5	142.6	4897.01	8034	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	15.36	62	120
VZW Beta_Ant1	L2100_3	2100	40.0	4	0.5	142.6	4897.01	8034	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	15.36	62	120
VZW Beta_Ant2	Spare	Spare	0.0	0	0.0	0.0	0	0	Commscope	SON SBNH-1D6565B	37	55	Panel	6	13.07	67	120
VZW Beta_Ant3	C-Band	3700	5.0	64	0.0	320.0	70793.44	116143	ERICSSON	SON AIR6419	37	55	Panel	2.4	23.45	11	120
VZW Beta_Ant4	CBRS	3600	5.0	4	0.0	20.0	2870.91	4710	ERICSSON	SON KRE105281	37	55	Switched Beam	0.7	9.53	64	120
VZW Gamma_Ant1	L700	700	60.0	4	0.5	213.9	3178	5213.79	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	11.72	73	240
VZW Gamma_Ant1	L850	850	60.0	4	0.5	213.9	4066	6670.63	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	12.79	62	240
VZW Gamma_Ant1	L1900	1900	80.0	4	0.5	285.2	8453.05	13868	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	14.72	65	240
VZW Gamma_Ant1	L2100	2100	40.0	4	0.5	142.6	4897.01	8034	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	15.36	62	240
VZW Gamma_Ant1	L2100_3	2100	40.0	4	0.5	142.6	4897.01	8034	Commscope	SON NNH455-65B-R3BT8	37	55	Panel	6	15.36	62	240
VZW Gamma_Ant2	Spare	Spare	0.0	0	0.0	0.0	0	0	Commscope	SON SBNH-1D6565B	37						

4.3 RF Emissions Diagram(s) - All Transmitters

Reference Plane: Solar Panel level



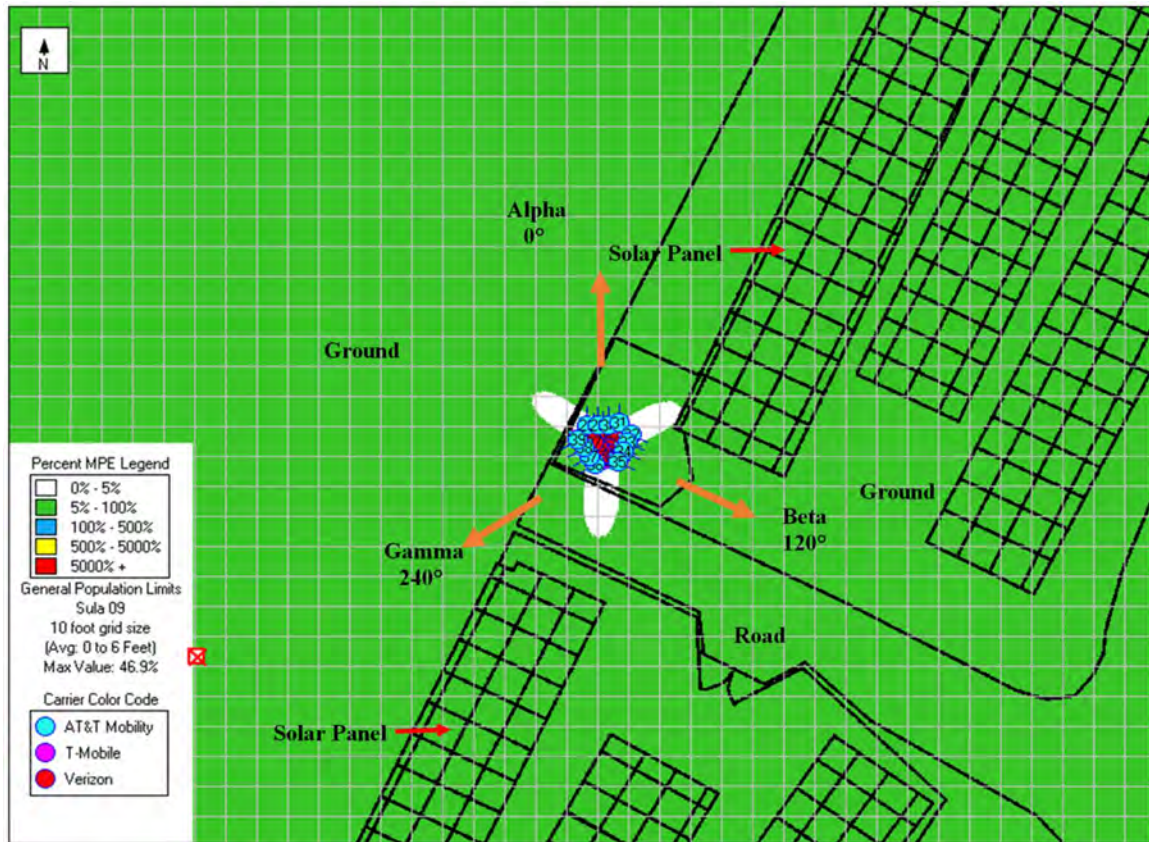
The maximum theoretical % MPE of the General Population limits =100.19%

Reference Plane: Solar Panel level



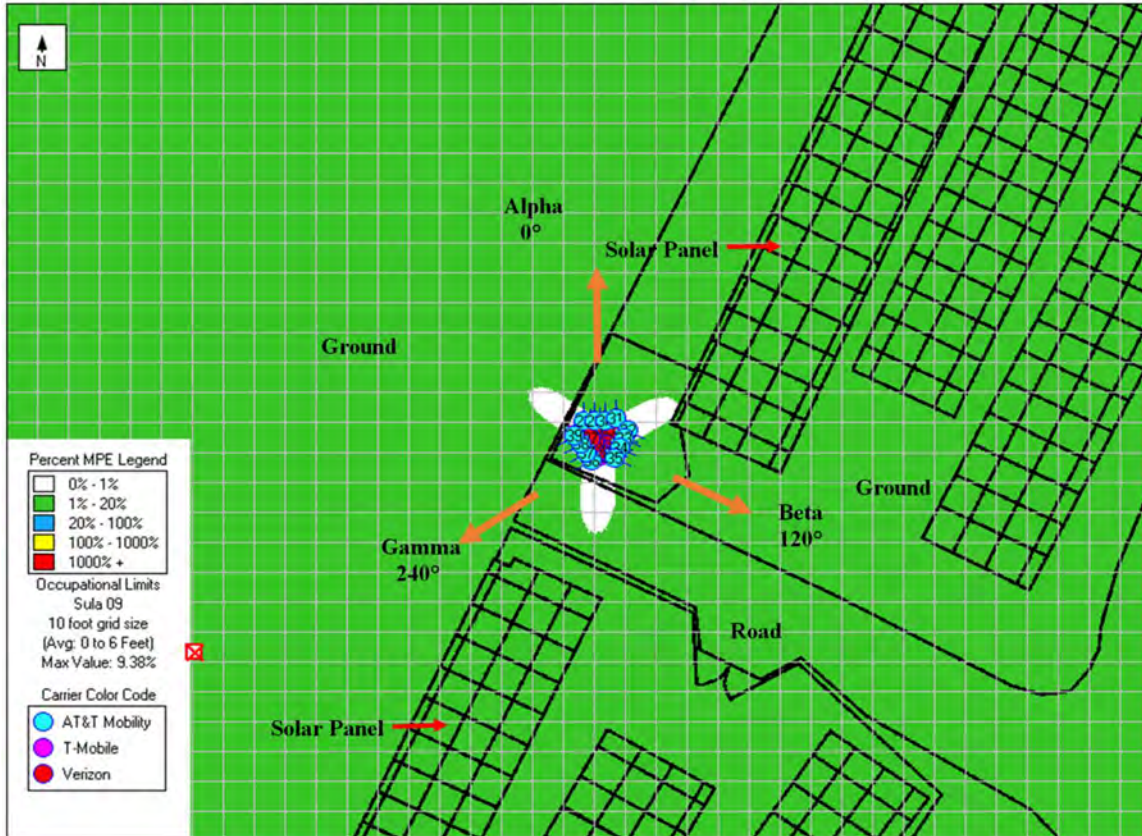
The maximum theoretical % MPE of the Occupational limits = 20.04%

Reference Plane: Ground level



The maximum theoretical % MPE of the General Population limits =46.9%

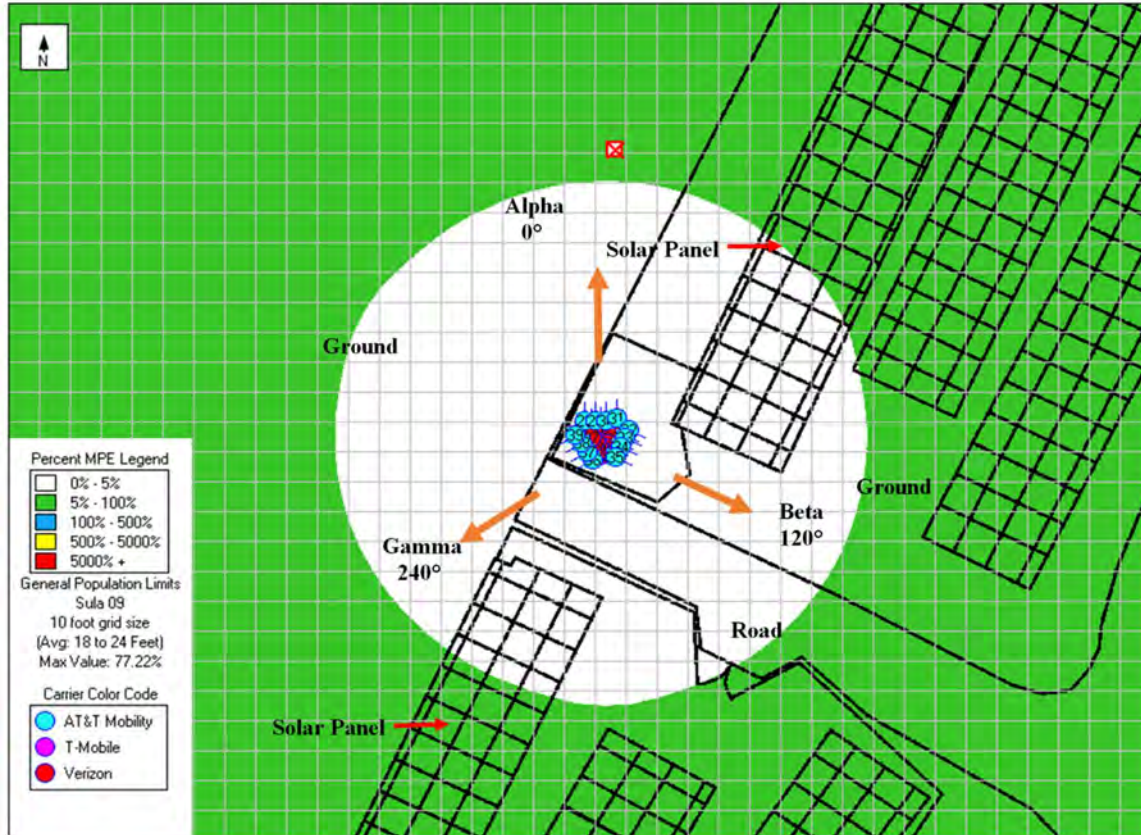
Reference Plane: Ground level



The maximum theoretical % MPE of the Occupational limits = 9.38%

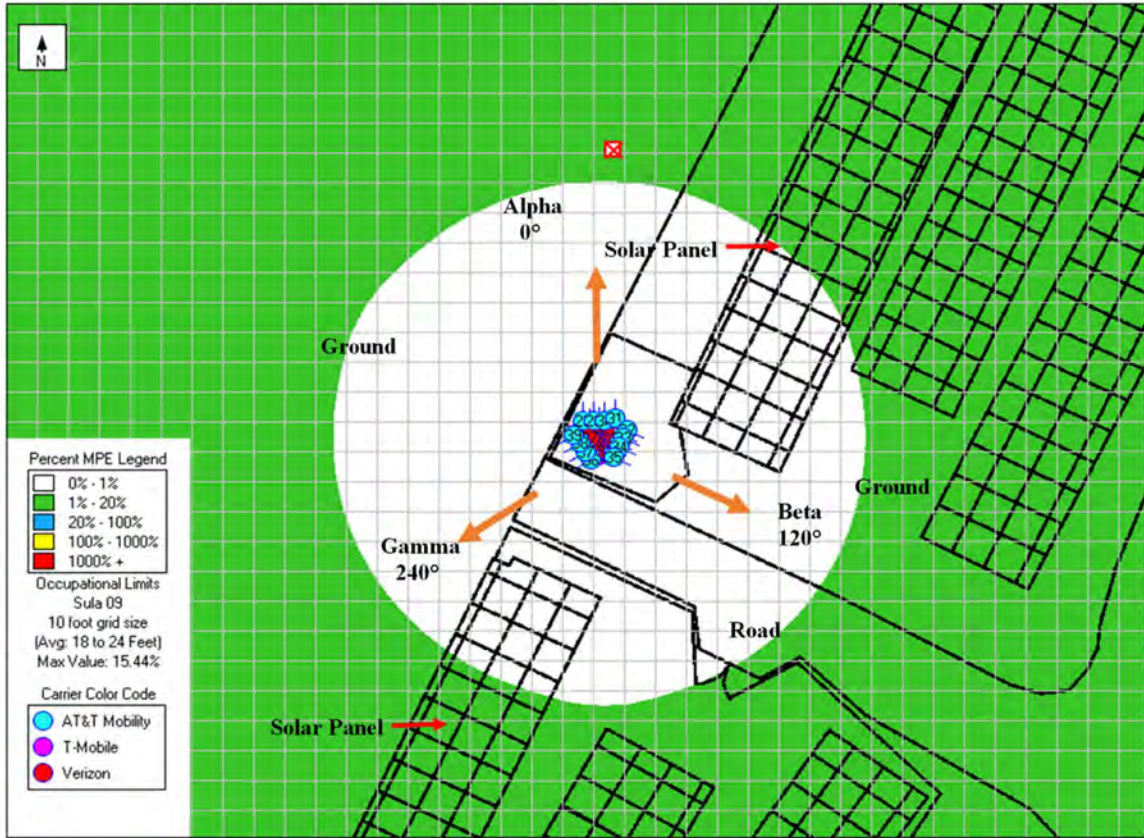
4.4 RF Emissions Diagram(s) - VZW Transmitters *Only*

Reference Plane: Solar Panel level



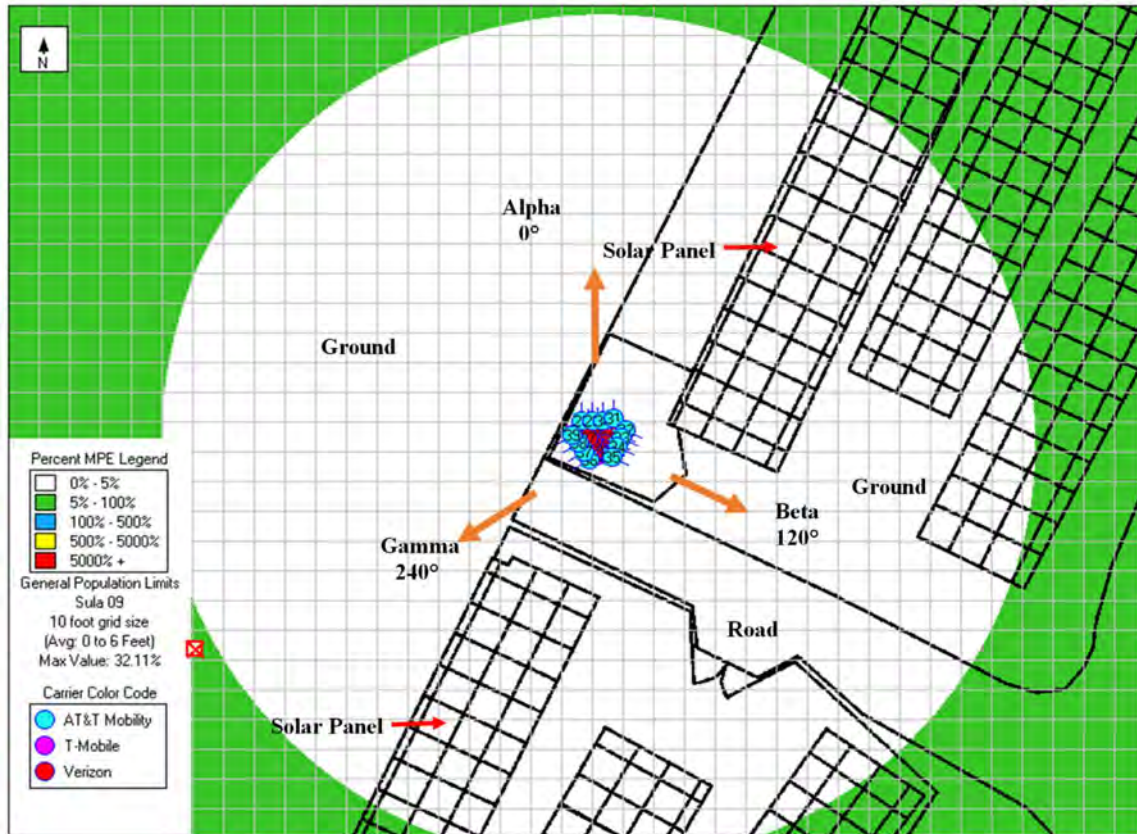
The maximum theoretical % MPE of the General Population limits =77.22%

Reference Plane: Solar Panel level



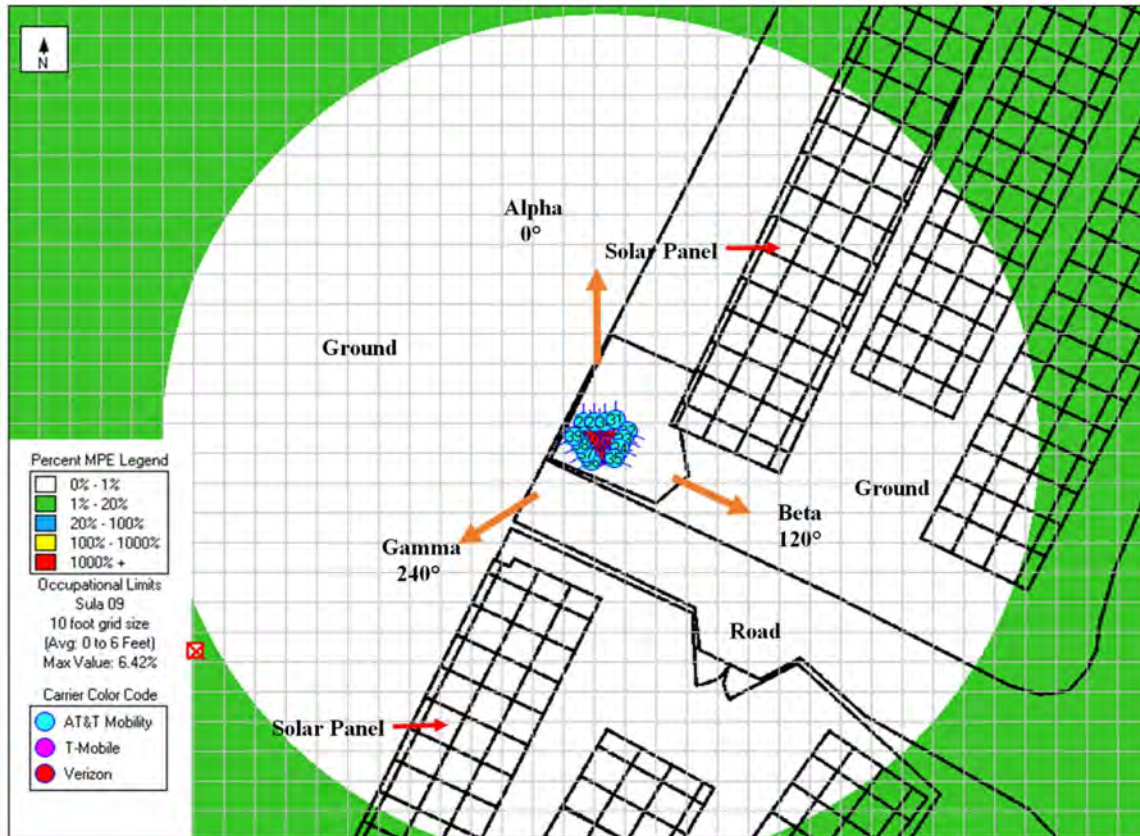
The maximum theoretical % MPE of the Occupational limits =15.44%

Reference Plane: Ground level



The maximum theoretical % MPE of the General Population limits =32.11%

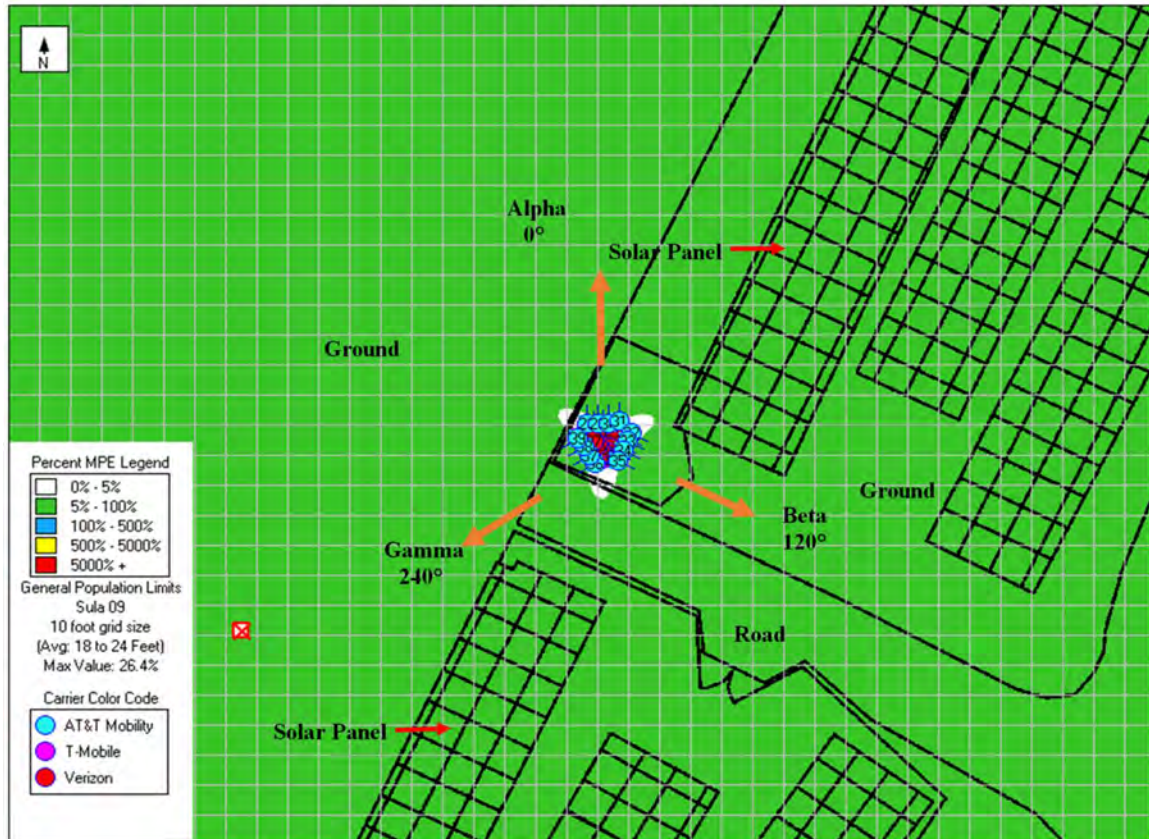
Reference Plane: Ground level



The maximum theoretical % MPE of the Occupational limits =6.42%

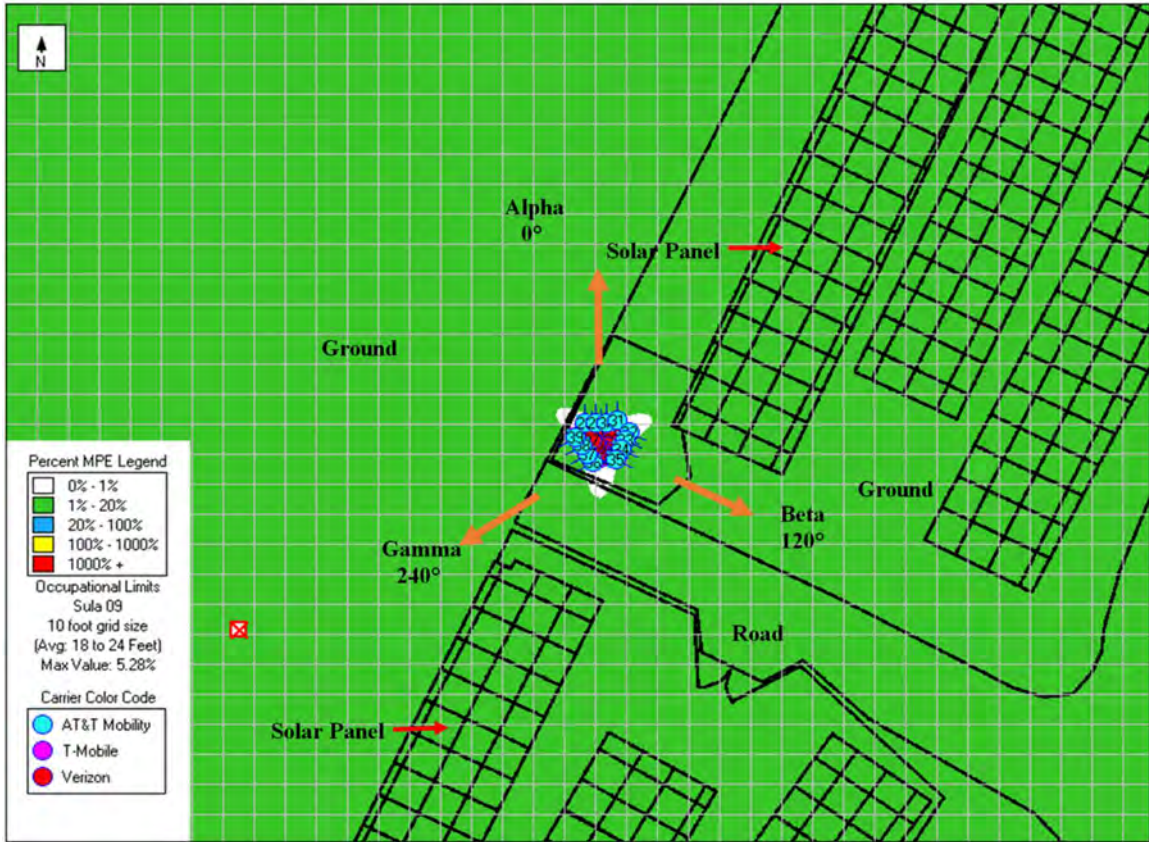
4.5 RF Emissions Diagram(s) – AT&T Transmitters *Only*

Reference Plane: Solar Panel level



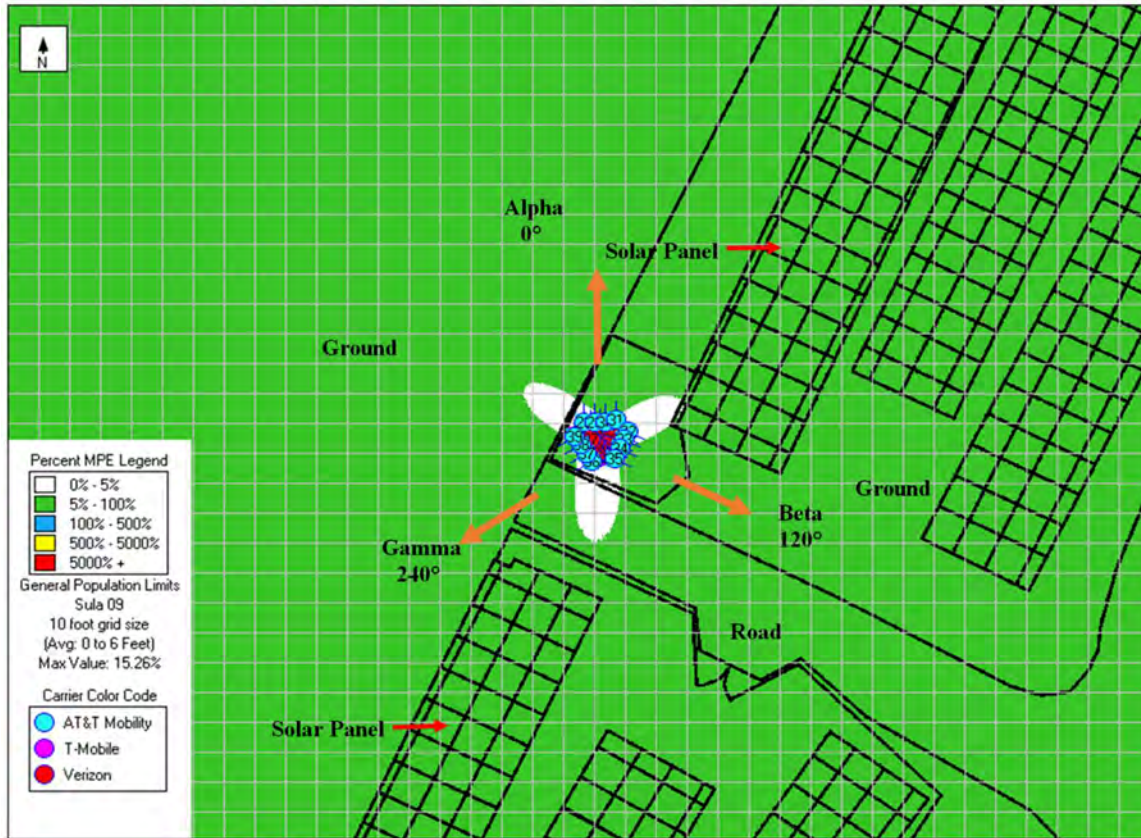
The maximum theoretical % MPE of the General Population limits =26.4%

Reference Plane: Solar Panel level



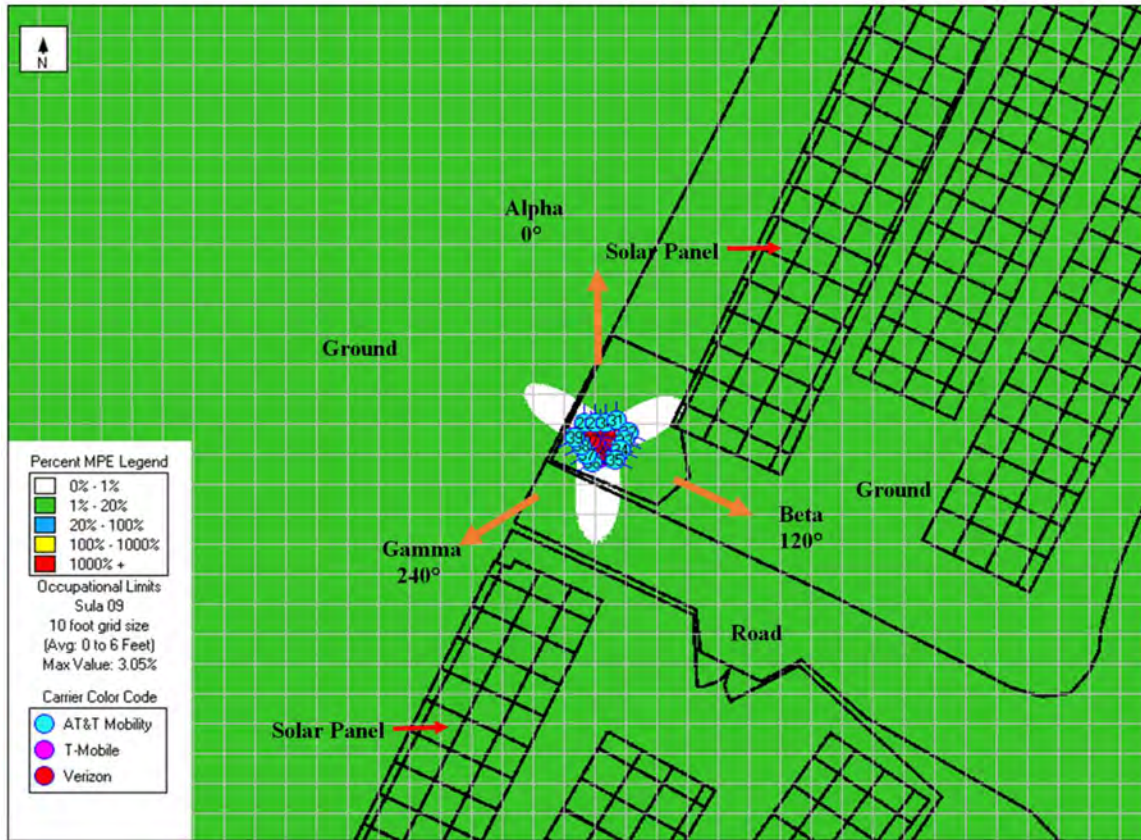
The maximum theoretical % MPE of the Occupational limits = 5.28%

Reference Plane: Ground level



The maximum theoretical % MPE of the General Population limits =15.26%

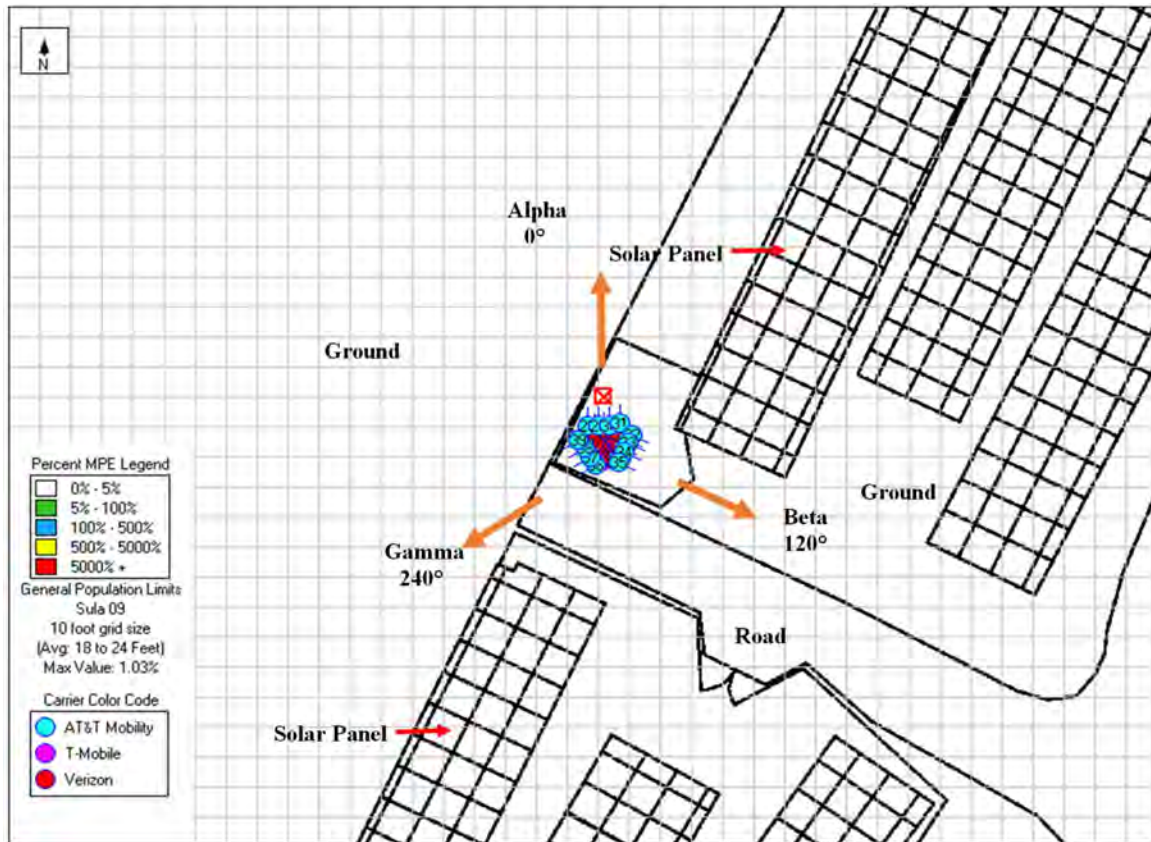
Reference Plane: Ground level



The maximum theoretical % MPE of the Occupational limits =3.05%

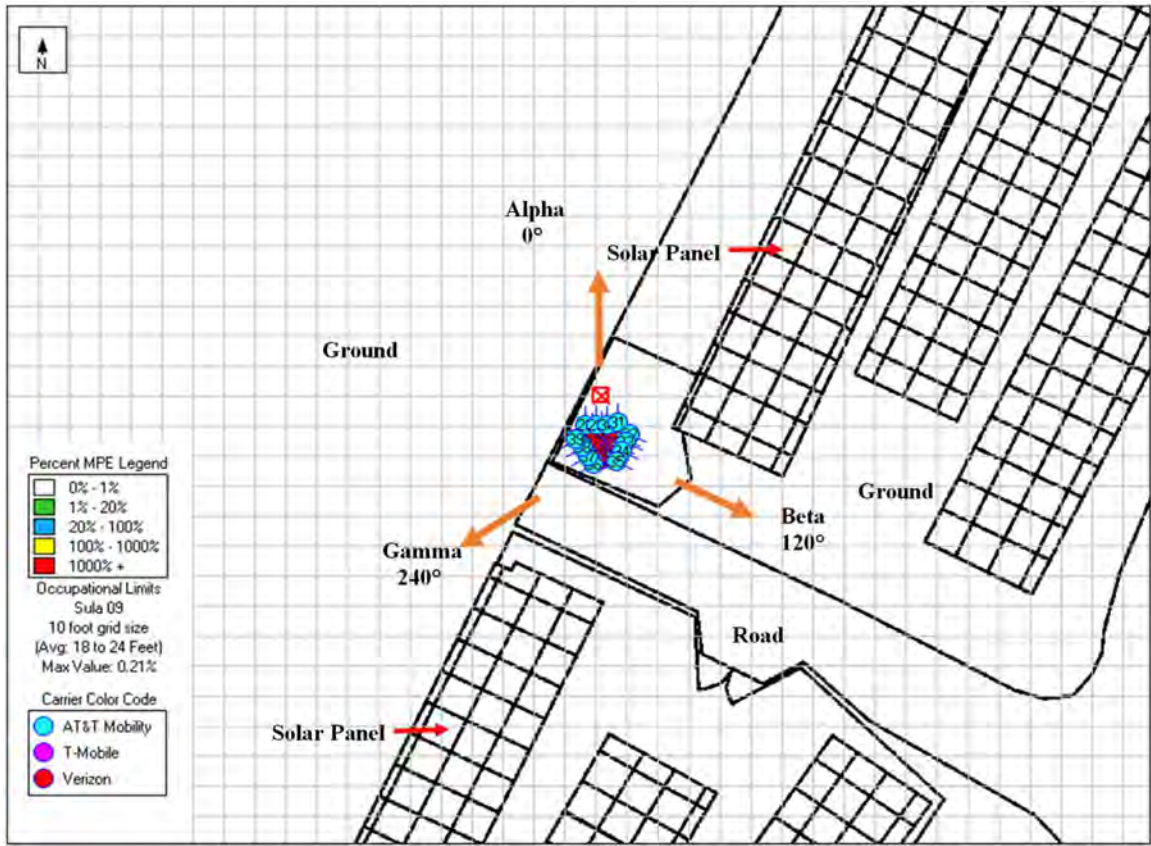
4.6 RF Emissions Diagram(s) – T-Mobile Transmitters *Only*

Reference Plane: Solar Panel level



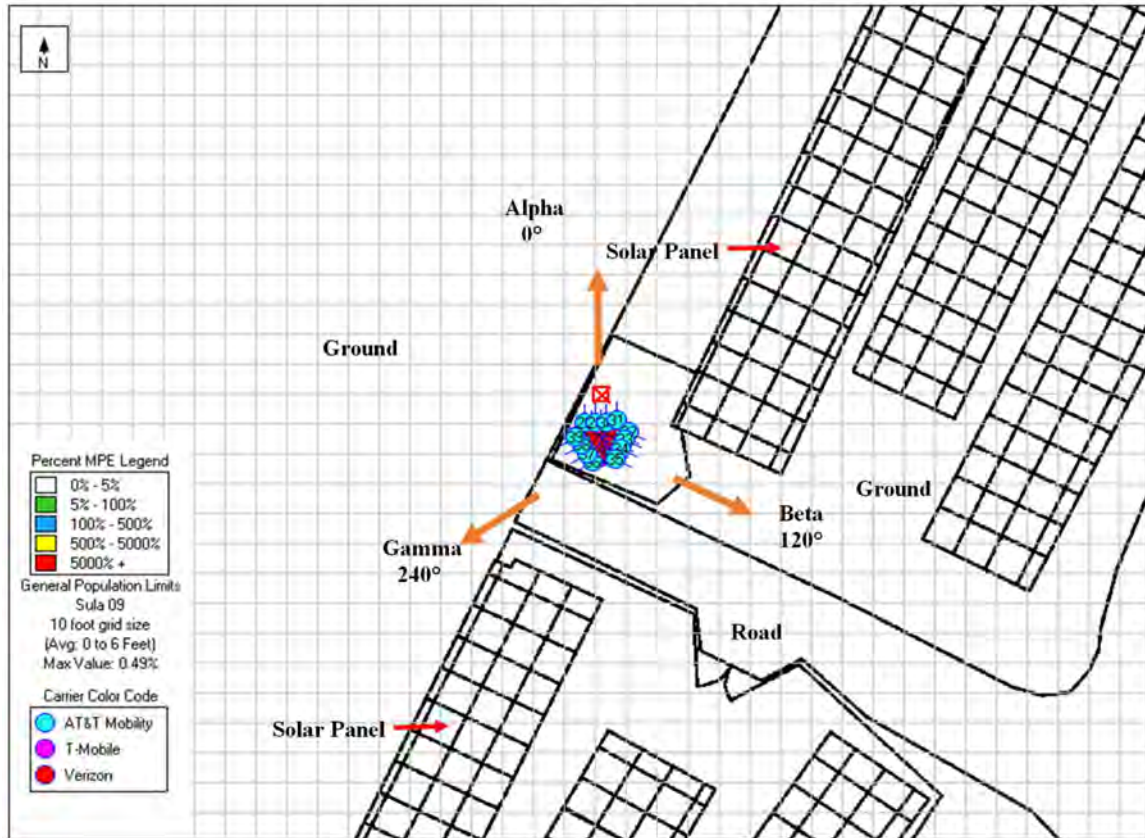
The maximum theoretical % MPE of the General Population limits =1.03%

Reference Plane: Solar Panel level



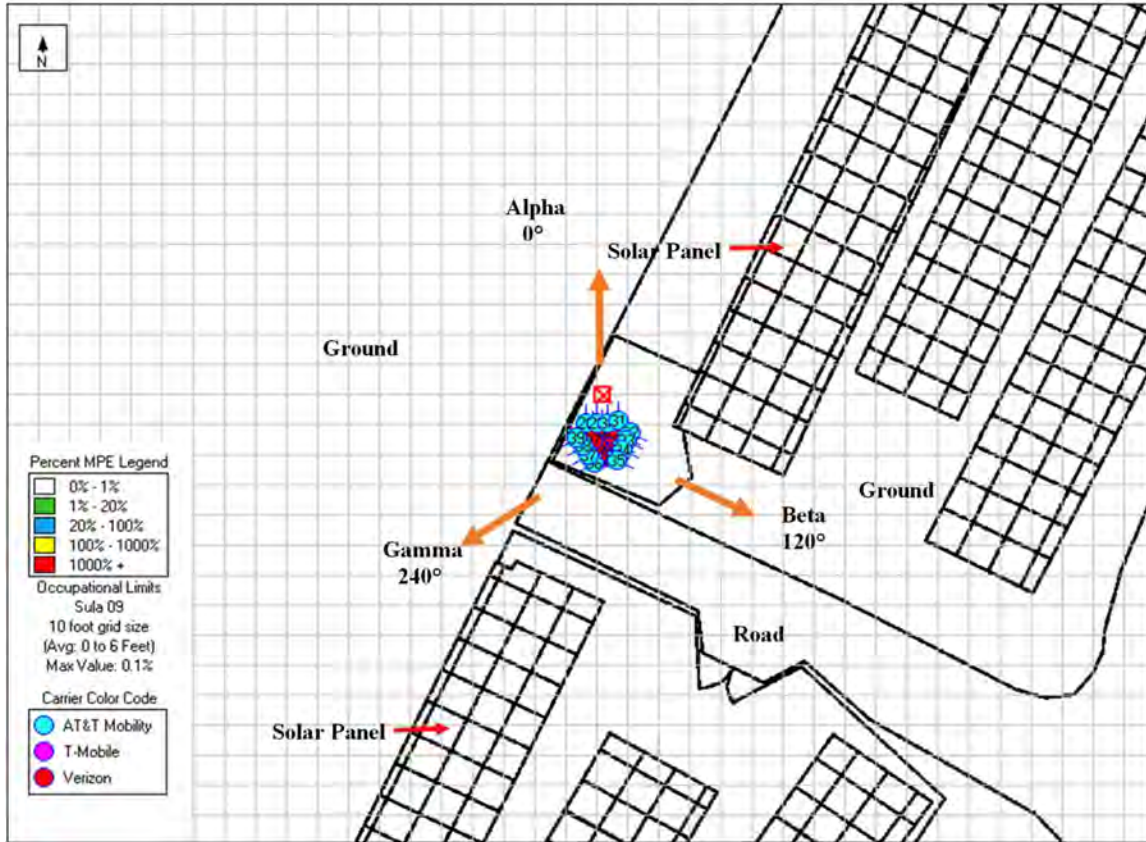
The maximum theoretical % MPE of the Occupational limits = 0.21%

Reference Plane: Ground level



The maximum theoretical % MPE of the General Population limits =49%

Reference Plane: Ground level



The maximum theoretical % MPE of the Occupational limits = 0.1%

5 Signage/ Mitigation

5.1 Signage/ Barrier Detail

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	<input checked="" type="checkbox"/> [1] *	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> [1] *	<input type="checkbox"/> []
Alpha	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []
Beta	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []
Gamma	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

* These RF signs should be posted on the Access Gate to the Site. (See drawing in Section 5.2)

Specialty Sign Detail

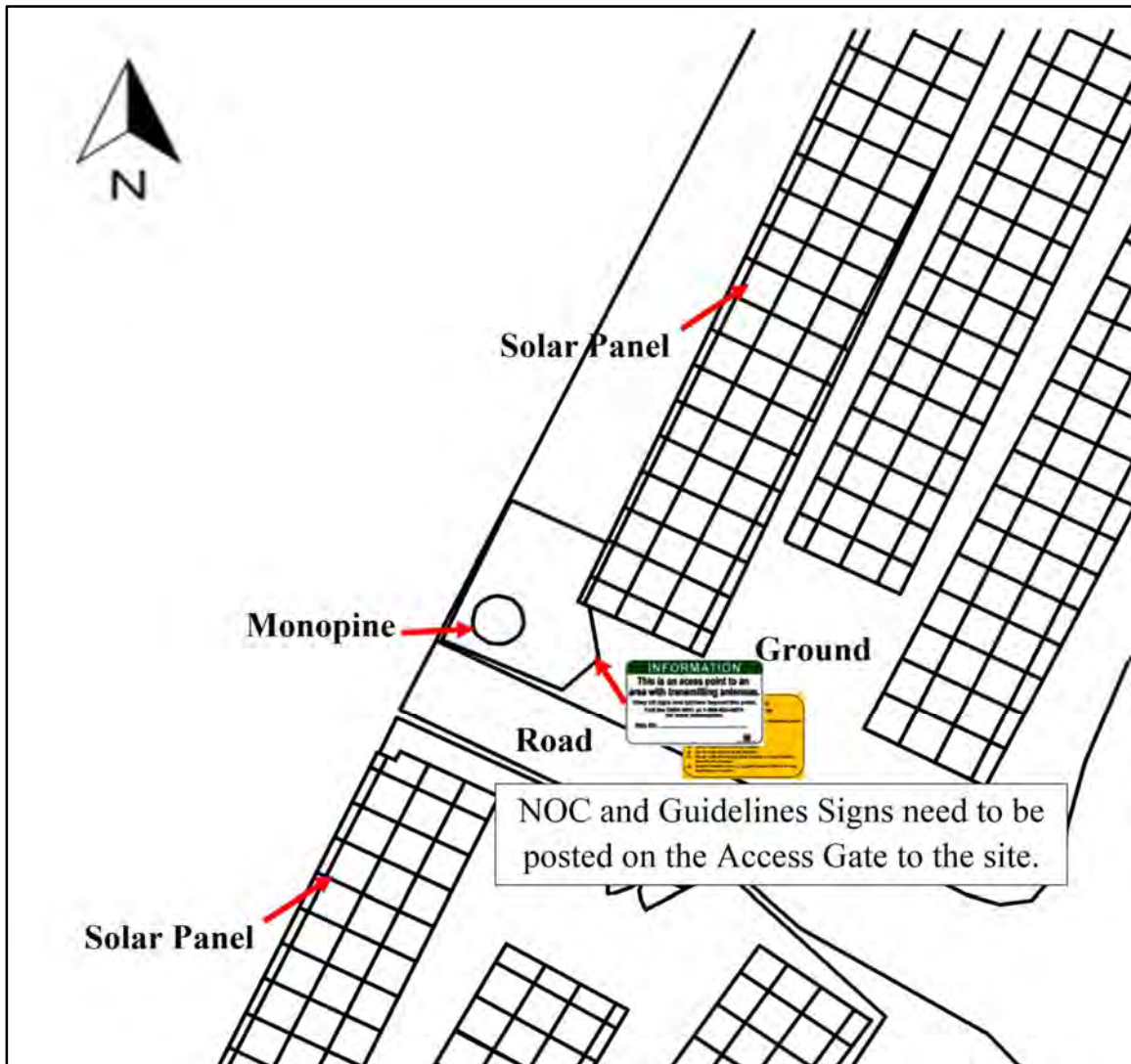
Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
Mitigation is required per the Signage/ Barrier Diagram.

Table 2: Mitigation Requirements for Compliance

5.2 Signage/ Barrier Diagram



6 Conclusions and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Solar Panel level** will not exceed the FCC's MPE limit for General Population and Occupational.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Ground** level will not exceed the FCC's MPE limit for General Population and Occupational.
- The max theoretical % MPE is **100.19%** (FCC General Public) directly in front of the antenna beams at the **Solar Panel** Level.
- NOC and Guidelines Signs need to be posted on the Access Gate to the Site. All access points to these areas need to remain locked at all times.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

7 Appendix A: FCC Compliance and RF Safety Policies

In August of 1997, the FCC published OET Bulletin 65 Edition 97-01 to regulate methods for evaluating compliance with FCC guidelines for human exposure to radiofrequency (RF) electromagnetic fields. The FCC guidelines for human exposure to RF electromagnetic fields incorporate two categories of limits; namely “Controlled” (a.k.a. Occupational) and “Uncontrolled” (a.k.a. General Public). The guidelines offer suggested methods for evaluating fixed RF transmitters to ensure that the controlled and uncontrolled limits deemed safe by the FC for human exposure are not exceeded.

OET Bulletin 65 recommended guidelines are intended to allow an applicant to “make a reasonably quick determination as to whether a proposed facility is in compliance with the limits.” In addition, the guidelines offer alternate supplementary considerations and procedures such as field measurements and more detailed analysis that should be used for multiple emitter situations.

These guidelines define RF as emissions in the frequency range of 300 kHz to 100 GHz. The FCC define Maximum Permissible Exposure (MPE) limits within this frequency range based on limits recommended by the National Council on Radiation Protection and Measurement, the Institute of Electrical and Electronics Engineers (IEEE), and by the American National Standards Institute (ANSI).

The specific MPE limits defined by the FCC are as follows:

Limits for Occupational/Controlled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ^2, H ^2 or S [minutes]
0.3 - 3.0	614	1.63	100*	6
3.0 - 30	1842/f	4.89/f	900/f ² *	6
30 - 300	61.4	0.163	1	6
300 - 1,500	-	-	f/300	6
1,500 - 100,000	-	-	5	6

Limits for General Population/Uncontrolled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ^2, H ^2 or S [minutes]
0.3 - 3.0	614	1.63	100*	30
3.0 - 30	842/f	2.19/f	180/f ² *	30
30 - 300	27.5	0.073	0.2	30
300 - 1,500	-	-	f/1500	30
1,500 - 100,000	-	-	1	30

f = frequency





*Plane-wave equivalent power density

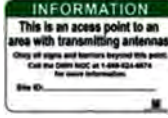
The FCC states that “Occupational/ Controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for Occupational/ Controlled exposure also apply in situations when an individual is transient through a location where Occupational/ Controlled limits apply provided he or she is made aware of the potential for exposure.”

For General Population/ Uncontrolled limits, the FCC states that “General Population/ Uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not fully be aware of the potential for exposure or cannot exercise control over their exposure.”

For purposes of this analysis, all limits are evaluated against the Power Density limits.

Typical guidelines for determining whether Occupational/ Controlled limits can be applied include ensuring the environment (such as a Monopole) as limited/controlled access via locked doors or physical barrier that are preferably controlled by a landlord that is aware of the situation and can inform anyone going through the locked door of the existence of the RF emissions. Such notification/awareness is typically accomplished by means of signage on the door, or other access to the area of concern, as well as signage on or near the antennas. Examples of such signs include the following:

GUIDELINES	NOTICE	CAUTION	WARNING
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.
			

NOC INFORMATION	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information	

Standards for when to use each of the above signs for Occupational situations are as follows:

No sign required: <20% of Occupational MPE
Blue Sign, Notice: 20% to <100% of MPE
Yellow Sign, Caution: 100% to <1000% of MPE
Red Sign, Warning: ≥1000% of MPE

All MPE references are to the FCC Occupational limits.

8 Appendix B: Overview of RoofMaster® Functions and Assumptions

RoofMaster® is a RF Compliance software package designed to enable the analysis, assessment and mitigation of communications sites with respect to human exposure to radiofrequency electromagnetic fields.

RoofMaster® was developed in 2008 by Waterford Consultants to support compliance assessments performed at single and multi-operator wireless locations throughout North America and has been in service since 2008. Real-world experience in evaluating thousands of base station installations is reflected in the RoofMaster® design approach. This document provides a guide for creating simulations of RF hazard conditions through the characterization of antenna systems and site features and through FCC-specified computational analysis.

On any structure, one may encounter antennas installed by wireless service providers, public safety and other FCC-licensed and unlicensed operators. Siting constraints have resulted in diverse and complex environments accessible to people performing a variety of activities around these antennas. RoofMaster® supports the characterization of these locations to convey important information regarding RF sources and accessible areas necessary to evaluate the potential for human exposure to hazardous levels of RF energy.

RoofMaster® supports the depiction of communications sites through the display of construction drawing or aerial photography image files as well as providing line drawing tools. These representations are scalable to enable the modeling of any location.

RoofMaster® utilizes a three-dimensional spatial framework consisting of a 1000 x 1000 grid with unlimited vertical dimensions necessary for the positioning of antennas and modeling of RF conditions at each grid point throughout the space. Predictive analysis is performed on a study plane at a specified elevation. The subsequent sections of this guide provide the steps necessary to create a site representation and conduct these studies.

RoofMaster® employs several power density prediction models based on the computational approaches set forth in the Federal Communications Commission's Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65. This guideline utilizes several antenna and operational parameters in calculating the power density contributions from each emitter at specified points throughout the study space. RoofMaster® enables antennas to be fully defined in site specific aspects as well as through the use of a library of manufacturer data. The parameters include:

- § Antenna model
- § Radiation patterns
- § Aperture length
- § Gain
- § Beamwidth
- § Antenna radiation center
- § Azimuth
- § Mechanical downtilt
- § Location
- § Frequency
- § Power into antenna

In OET-65, the Cylindrical Model is presented as an approach to determine the spatially averaged power density in the near field directly in front of an antenna. In order to implement this model in all directions, RoofMaster® utilizes the antenna manufacturer horizontal pattern data. Additionally, RoofMaster® incorporates factors that reduce the power density by the inverse square of horizontal and vertical distance beyond the near field region.

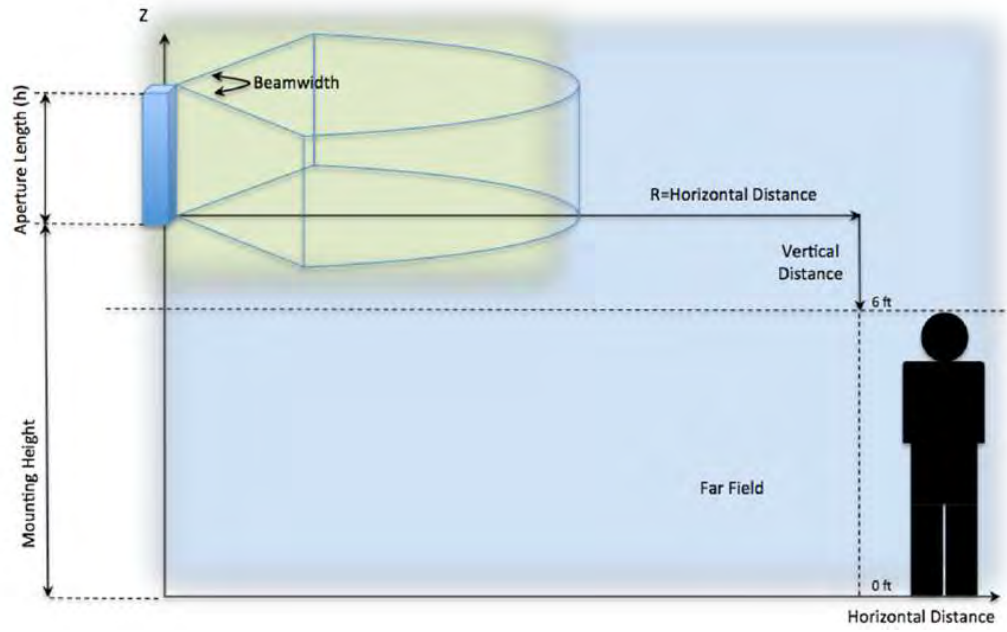
Power density is calculated as follows:

$$S = \left(\left(\frac{360}{\text{Beamwidth}} \right) \frac{P_{in} G_H H_r V_r}{2 \pi R h} \right) \frac{\mu W}{cm^2}$$

- S is the spatially averaged power density value
- R is the horizontal distance meters to the study point
- h is the aperture length in meters
- P_{in} is power into the antenna input port in Watts

RoofMaster® Implementation:

- G_H is gain offset to study point as specified in manufacturer horizontal pattern
- P_{in} is adjusted by the portion of the antenna aperture in the 0-6 ft. vertical study zone
- H_r accounts for 1/R² Far Field roll off which starts at 2*h
- V_r accounts for 1/ (vertical distance)² roll off from antenna bottom to the top of the 0-6 ft. study zone (or antenna top to bottom of 0-6 ft. study zone)



9 References

FCC (1997). “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields”; Federal Communications Commission; Office of Engineering and Technology, OET Bulletin 65, Edition 97-01, August.

Waterford Consultants, LLC (2008). RoofMaster® User Guide, Waterford Consultants, LLC.

10 Limited Warranty

Telecom Technology Services, Inc. warrants that this analysis was performed in good faith using the methodologies and assumptions covered in this report and that data used for the analysis and report were obtained by Telecom Technology Services, Inc. employees or representatives via site surveys or research of ATLAS Tower's available information. In the event that specific third-party details were not available, best efforts were made to use assumptions that are based on industry experience of various carriers' standards without violating any confidential information obtained under non-disclosure terms.

Telecom Technology Services, Inc. also warrants that this analysis was performed in accordance with industry acceptable standards and methods.

There are no other warranties, express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, relating to this agreement or to the services rendered by Telecom Technology Services hereunder. In no event shall Telecom Technology Services be held liable to ATLAS Tower, or to any third party, for any indirect, special, incidental, or consequential damages, including but not limited to loss of profits, loss of data, loss of good will, and increased expenses. In no event shall Telecom Technology Services be liable to ATLAS Tower for damages, whether based in contract, tort, negligence, strict liability, or otherwise, exceeding the amount payable hereunder for the services giving rise to such liability.

From: MARK ORDING

Sent: Wednesday, July 24, 2024 1:39 PM

To: Rachael Lindebrekke <RLindebrekke@CityofSanteeCa.gov>

Subject: Atlas Tower

Hi Rachael,

We received the notice for the tower and I was wondering why is Padre Water putting in a cell phone tower? But it says it will accommodate three carriers, so I we went to your web site and sure enough there it is. We happen to live along Fanita Parkway by lake seven near the park entrance and the cell phone coverage near this area has always been AWFUL. You can go up or down the street either way and it gets better, but if you come to our place, your call is likely going to drop.

So if you are really asking for any residential feedback, then here it is. Please get it done. The sooner, the better.

Thank you

From: [Russell Meyer](#)
To: [Rachael Lindebrekke](#)
Subject: Re: Atlas Tower Project
Date: Monday, August 19, 2024 7:49:47 AM

Awesome! Many thanks...
Sent from my iPhone

On Aug 19, 2024, at 7:28 AM, Rachael Lindebrekke
<RLindebrekke@cityofsanteeca.gov> wrote:

Hi Russ,

The project is currently anticipated to be heard at the September 11th City Council hearing.

Please let me know if you have any additional questions.

Best,

Rachael Lindebrekke

Associate Planner

Planning & Building Department

(619) 258-4100 x 205

rlindebrekke@cityofsanteeca.gov

<image001.png>

From: Russell Meyer
Sent: Friday, August 16, 2024 10:39 AM
To: Rachael Lindebrekke <RLindebrekke@CityofSanteeCa.gov>
Subject: Atlas Tower Project

Rachael,

I noticed that docs posted on Santee's site reflect new revisions of the Atlas tower plan and a new conditional use permit. Is there a timeline for council approval?

russ

Thursday, August 8th 2024

RECEIVED To

City of Santee

AUG 12 2024

Dept. of Development Services
City of Santee

Staff and City Council and mayor
City Planners and Planner Rachael Lindebratte

Re: Atlas Tower of Santee Lakes
Conditional Use Permit (CUP -
2024-0004)

Regarding the notice
to Homeowners within 500 feet of the
property and project dated July 17, 2024

- How will these cell towers affect military operations?
- Who will benefit the most from these cell towers?

- Who will be harmed the most by these cell towers?

- Why is Atlas Tower here in our city?
Santee Lakes has thousands of birds that migrate into and out of this lovely habitat. Birds can lose their sense of direction by added lights, buildings, pollution, noise and what about emissions? Vibrations?
What about bats and raptors? Buzzing?
honey bees lose direction and can not get back to the hive.

We can not live without these living things.

What about people?

Do we really understand cancer and diseases of brains and bones? When exposed daily to emissions, electric and magnetic fields?

Studies are completed by scientists and biologists chosen by the developers to sway the city to accept their proposals. My neighbors may agree with this project because we have poor cell reception. Why is that? Coincidence or purposeful - to aid the installation of up to 3 cell towers - someone needs to question this project!!

Children and families with pets are enjoying the Seatee Lakes. How will emissions affect them?

Studies have shown - what?

No one really knows for sure the danger to our brains.

The project will bring more traffic to Fenita Parkway and Bailey with workers.

There will be construction noise dirt and emissions. There will be spot lights and fencing and more destruction to our quality of life!!
Do not approve this project. 5

MEETING DATE October 9, 2024

ITEM TITLE INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SANTEE MUNICIPAL CODE TITLE 1 (GENERAL PROVISIONS) TO ADDRESS REGULATION OF UNPERMITTED PRIVATELY SPONSORED COMMUNITY EVENTS

DIRECTOR/DEPARTMENT Shawn Hagerty, City Attorney

SUMMARY

Certain privately sponsored community events are important to the community and draw people to the City of Santee (City) but also have the potential to cause significant external health and safety issues. When no permit or license is sought for such events, the City is unable to assist in the mitigation of adverse impacts to the community caused by increases in traffic, pedestrians, noise, trash, vendors, and the like. Traditional municipal code enforcement authority and efforts are generally insufficient to address the risks to public health, safety, and welfare that these events create in a timely or effective manner. The City must have the ability to establish specific enforceable requirements that both support the event and address the traffic, parking, trash, noise and other safety and quality of life issues such events can create. A policy option for discussion is to authorize the City Manager to promulgate rules and regulations for such events. A sample ordinance with proposed language creating and defining that authority is attached to the Staff Report.

ENVIRONMENTAL REVIEW

This ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment nor have a significant impact on the environment and is therefore not subject to California Environmental Quality Act (“CEQA”) Sections 15060(c)(2), 15060(c)(3) and/or 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

FINANCIAL STATEMENT *HJ*

The proposed ordinance has no direct financial impact on the City budget, but it could authorize the temporary use or deployment of resources on an event by event basis that could require third-party resources, in which case the expenditures would be budgeted and approved in accordance with the Purchasing Code.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MDSB*

1. Introduce and conduct the First Reading of Ordinance Amending Title 1 of the Santee Municipal Code
2. Set and conduct the Second Reading of Ordinance Amending Title 1 of the Santee Municipal Code for October 23, 2024.

ATTACHMENTS

Staff Report
Ordinance Amending Title 1 of the Santee Municipal Code



STAFF REPORT

INTRODUCTION AND FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SANTEE MUNICIPAL CODE TITLE 1 (GENERAL PROVISIONS) TO ADDRESS REGULATION OF UNPERMITTED PRIVATELY SPONSORED COMMUNITY EVENTS

October 9, 2024

Background:

Privately sponsored events that are open to the public at no charge are often positive community activities that draw people to the City of Santee (City) for fun and celebratory experiences. Such events, however, have the potential to negatively impact the public at large and can create significant health and safety risks. When no permit or license is sought for such events, the City is unable to assist in planning for the mitigation of adverse impacts caused by increases in traffic, pedestrians, noise, trash, vendors, and the like. Further, traditional municipal code enforcement authority and efforts can be insufficient to address the risks to public health, safety, and welfare that these events create in a timely or effective manner.

In order for the City to deploy and allocate resources or take action to address the impacts of these events when the standard process of applying for a temporary use or other permit are not followed, the City must have the ability to establish specific, enforceable requirements that both support the event and address the traffic, parking, trash, noise and other safety and quality of life issues such events can create. The City's sole obligation is to implement measures to protect the health and safety of the Community at large. By definition, such rules must remain flexible and adaptable to respond to each specific circumstance, but they also need to be clear and available to the public and to enforcement authorities.

A policy option for discussion is to authorize the City Manager to promulgate rules and regulations for such events that allow for the temporary use of City resources to mitigate the impacts of such events and proactively protect public health safety and welfare and to enforce these rules through the administrative citation process.

Community Engagement:

On Monday, September 30, 2024, City staff held a public meeting to discuss proposed amendments to the Santee Municipal Code (SMC) to authorize the City Manager to promulgate rules and regulations that apply to privately sponsored community events. Notice of the meeting was posted on the City's website and letters were mailed to homes in the Starlight Circle neighborhood where, for decades, residents have elaborately decorated their homes for the holidays. Approximately 15 citizens attended the meeting, each of whom indicated that they reside in the Starlight Circle neighborhood.

While the authority sought by the proposed ordinance is not limited to Starlight Circle, its annual event highlights the type of situation for which the authority for heightened action is sought: a free event, open to the public that attracts large crowds, including visitors and vendors, that create potential traffic and safety hazards but for which no permit or license is available or is sought. Even though this annual event is not City sponsored or sanctioned, the City has an obligation to address public safety concerns when they occur.

Review of Existing City Regulations:

Multiple provisions of the SMC govern activities, events, and uses that require a permit or license. Violation of any one of these provisions can be grounds for the issuance of an administrative citation. For example, without limitation:

- a. SMC Chapter 4.02 requires every person who transacts, conducts, undertakes or carries on any business within the City to obtain a business license as approval to lawfully do so;
- b. SMC Chapter 4.03 regulates businesses and occupations that transact, conduct, undertake or carry on a business within the City whose activities, volumes of people, or traffic control demands require regulation to protect the public's health, safety and welfare through the issuance of regulatory permits;
- c. SMC Chapter 4.23 regulates solicitors, solicitations, roaming sidewalk vendors, stationary sidewalk vendors, and temporary stands from which goods are displayed or dispensed;
- d. SMC Chapter 4.26 regulates special event shows, including the sponsors of and vendors participating in such events, through the issuance of a business license to the sponsor and a regulatory permit to participating vendors;
- e. SMC Chapter 8.12 regulates parades and special events through the issuance of a written license;
- f. SMC Chapter 10.26 regulates food trucks and mobile food merchants;
- g. SMC Chapter 13.06 section 070 authorizes the City to control and regulate land use activities of a temporary nature which may adversely affect public health, safety, and welfare and to ensure that temporary uses will be compatible with surrounding land uses, to protect the rights of adjacent residences and land owners, and to minimize any adverse effects on surrounding properties and the environment;

Community Event Rules and Regulations:

The proposed option to authorize the City Manager to promulgate enforceable rules and regulations applicable to private community events in order to protect the public's health, safety and welfare would add the following language to Title 1, Chapter 4 of the SMC entitled "General Penalties" and would follow the section defining the City Manager's and enforcement officer's existing authority to gain compliance with the municipal code and with state law:

1.04.025 – General Authority to Mitigate Impacts of Private Community Events and Protect Public Health, Safety, and Welfare. The City Manager is authorized to promulgate and enforce rules and regulations applicable to privately sponsored or organized community events that are free and open to the public but have not been approved, permitted or licensed by the City in order to protect the health, safety, and welfare of City residents, businesses, and visitors. This authority allows the City Manager to deploy resources and exercise the authority defined in §1.04.020 to gain compliance with the municipal code, state law, and the promulgated rules and regulations as appropriate to the circumstances. The rules and regulations may include, but are not limited to, regulation of traffic flow on City streets, closure of City streets, temporary parking regulations, prohibitions on vending or performances, special trash disposal requirements or frequencies, regulation of noise or hours of operation, provision or requirements for portable toilets, or other health and safety provisions tailored to address the external impacts of these privately organized community events. Rules and regulations promulgated under this chapter may be enforced independently of or in addition to enforcement of any other provision of the Santee Municipal Code in accordance with SMC 1.08. Enforcement may include, but is not limited to, temporary or permanent cessation of the private community special event if there is failure to comply with the promulgated rules and regulations such that public health, safety or welfare is at risk.

By way of example, resources and rules that might apply to the 2024 annual display of lights at Starlight Circle, which were discussed with residents on September 30, include:

- Installation and enforcement of temporary "no parking" signs and other traffic control devices, such as an illuminated message board, as determined to be appropriate by the City Traffic Control Engineer;

- Additional trash bins dispersed to residents and emptied on the regular collection dates;
- Porta-potties provided at Santana High School
- Posted information with contact information for parking violations, San Diego County Public Health, and City enforcement

Recommendation:

1. Introduce and conduct the First Reading of Ordinance Amending Title 1 of the Santee Municipal Code
2. Set and conduct the Second Reading of Ordinance Amending Title 1 of the Santee Municipal Code for October 23, 2024.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SANTEE MUNICIPAL CODE TITLE 1 “GENERAL PROVISIONS” AND FINDING THAT THE ACTIONS ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Santee, California (“City”) is a charter city, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, pursuant to article XI, section 5 of the California Constitution and Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, pursuant to the police powers delegated to it by the California Constitution, the City has the authority to enact laws which promote the public health, safety, and general welfare of its citizens; and

WHEREAS, from time to time privately sponsored events are held within the City that attract large crowds and impact the City’s streets, sidewalks or other public infrastructure and create risks to public health, safety, and welfare; and

WHEREAS, when such privately sponsored events occur, traditional remedies available to the City, such as the issuance of a citation for failure to obtain a permit or license or to comply with the Santee Municipal Code (“SMC”), may not be applicable or may be insufficient to address the active risks created by these events in a timely or effective manner; and

WHEREAS, the City has an important and substantial interest in protecting the public and is obligated to address these public health and safety issues to prevent hazards and to preserve the public peace, safety and welfare; and

WHEREAS, the City prefers that all hosts, sponsors and vendors apply for appropriate licenses and permits for all temporary uses and events but recognizes that if they do not the City needs to have options available to address the impacts of these events other than the issuance of an enforcement citation; and

WHEREAS, City Council finds that it is appropriate to authorize the City Manager to promulgate rules and regulations that allow the City to take temporary action necessary to address the circumstances and mitigate the impacts of these events, such as establishing “no parking” or designated parking areas, installing temporary traffic control devices, prohibiting vending or performances, regulating noise and hours of operation, providing additional, temporary trash bins and arranging for collection, supplying portable toilets or sanitary stations, and augmenting code enforcement monitoring; and

WHEREAS, the City Council desires to amend SMC Title 1 “General Provisions” to authorize the City Manager to promulgate and enforce rules and regulations applicable to privately sponsored events that impact City functions so that the City can deploy resources and utilize its authority to protect public health, safety, and welfare before, during, or after such events; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA DOES ORDAIN AS FOLLOWS:

Section 1.

Section 1.04.025 is hereby added to Title 1 “General Provisions” of the Santee Municipal Code to read as follows:

1.04.025 – General Authority to Mitigate Impacts of Private Community Events and Protect Public Health, Safety, and Welfare. The City Manager is authorized to promulgate and enforce rules and regulations applicable to privately sponsored or organized events that are free and open to the public that have not been approved, permitted or licensed by the City in order to protect the health, safety, and welfare of City residents, businesses, and visitors. This authority allows the City Manager to deploy resources and exercise the City’s authority as appropriate to the circumstances. The rules and regulations may include, but are not limited to, regulation of traffic flow on City streets, closure of City streets, temporary parking regulations, prohibitions on vending or performances, special trash disposal requirements or frequencies, regulation of noise or hours of operation, provision or requirements for portable toilets, or other health and safety provisions tailored to address the external impacts of these privately organized community events. Rules and regulations promulgated under this chapter may be enforced independently of or in addition to enforcement of any other provision of the Santee Municipal Code in accordance with SMC 1.08. Enforcement may include, but is not limited, temporary or permanent cessation of the private community special event if there is failure to comply with the promulgated rules and regulations.

Section 1.08.020 Issuance of administrative citations is hereby amended to read as follows:

- A. Generally. An enforcement officer may issue an administrative citation to any person who violates any provision of the municipal code, any condition of approval of a permit or entitlement, any condition or provision of an

environmental review, any rule or regulation authorized by this code, including but not limited to any rule or regulation promulgated by the City Manager, or any term or condition of any City agreement. A violation of this code includes, but is not limited to, any failure to comply with a requirement contained in this code and the failure to comply with any condition imposed by any entitlement, permit, City agreement, administrative citation or environmental review issued or approved pursuant to this code.

Section 2. CEQA. The City Council has reviewed the matter and hereby finds that this ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment nor have a significant impact on the environment and is therefore not subject to California Environmental Quality Act ("CEQA") Sections 15060(c)(2), 15060(c)(3) and/or 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

Section 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council of the City of Santee hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrases be declared unconstitutional.

Section 4. This Ordinance shall become effective thirty (30 days) after its adoption.

Section 5. The City Clerk is hereby directed to certify the adoption of this Ordinance and cause the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 9th day of October, 2024, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on this 23rd day of October, 2024, by the following vote to wit:

AYES:
NOES:
ABSENT:

APPROVED

JOHN MINTO, MAYOR

ATTEST

JAMES JEFFRIES, CITY CLERK