

TRANSCRIPTION OF SANTEE CITY COUNCIL MEETING

FANITA RANCH WORKSHOP IV

ITEM 10

FEBRUARY 12, 2020

1 February 12, 2020

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3
4 MAYOR MINTO: So that takes us to the topic of Item
5 No. 10, which is Fanita Ranch Workshop IV, Fire
6 Protection and Public Safety. And Chief Garlow and
7 Melanie, I think you're going to get us started on this.

8 DIRECTOR KUSH: Yes. Yes, I am. Okay. This
9 workshop provides information about fire protection and
10 public safety, related to the community, as a whole, but
11 also, how Fanita Ranch would address important aspects of
12 the development related to this topic.

13 As we know, the Santee Fire Department is a
14 full-service department that provides many services,
15 among them, being structural and wild line -- wild land
16 fire suppression, fire code inspections and public
17 education on fire safety.

18 As part of the Fanita Ranch development review,
19 by Staff, the fire department anticipates the services
20 necessary to serve that project, without reducing current
21 levels of service throughout the City. Likewise sheriff
22 services would also be needed to serve the new community.
23 When an emergency occurs, the Sheriff's Department and
24 the Fire Department coordinate their efforts in a unified
25 command. The proposed development would be located north

1 of established neighborhoods and separated by open space,
2 as shown on the next slide.

3 This is a recap, only, for us. This is the
4 overall site plan, which is 2,638 acres in size. Recall
5 that Fanita Parkway, Cuyamaca Street and Magnolia Avenue
6 will be extended to serve the development. The Fanita
7 Ranch Villages and special use areas are depicted in
8 color on this exhibit. The proposed project is within
9 the water service boundaries of the Padre Dam Municipal
10 Water District, and we have representatives from Padre
11 tonight, should there be questions about water.

12 The proposed -- the property is also within an
13 area designated as a very high fire hazard severity zone.
14 Because of this, the project incorporates design features
15 that address fire safety. A wild land, urban interface
16 abuts the existing neighborhoods to the south, and the
17 vegetation has been cleared along that perimeter,
18 historically, by the property owners of Fanita Ranch.
19 This is all part of the City's Weed Abatement Program.

20 The urban wild land interface is, therefore, a
21 zone of transition between wild land and human
22 development. The fire code requires that a fire
23 protection plan evaluate a number of factors. Among
24 them, the unique circumstances resulting from topography
25 and flammable vegetation. Fuel modific -- fuel modified

1 defensible space is required and is part of the project's
2 development footprint, and these zones will vary in
3 width, depending on topography and vegetation.

4 Other measures, as listed on this slide,
5 include ignition-resistant buildings and structures, fire
6 sprinklers and plants among cobble covers that do not
7 burn easily. Additional measures include, as I
8 mentioned, the fire protection plan, an emergency
9 evacuation plan, a wildfire education and out -- outreach
10 program for the residents of the proposed community and a
11 fire station.

12 The proposal is evaluated for compliance with
13 the General Plan. The safety element addresses public
14 safety, with the following overarching goal in mind:
15 Minimize injuries, loss of life and property damages
16 resulting from natural and human-induced safety hazards.
17 Key safety element policies are following on the next
18 three slides.

19 The -- ensure that there's an adequate water
20 pressure to maintain required fire flow. Ensure that new
21 development meets established response time standards for
22 fire and life safety purposes. Require emergency access
23 before construction begins on the site. And require
24 emergency access routes wide enough to allow maneuvering
25 of emergency vehicles. Meet structural fire protection

1 standards in the fire and building codes and require a
2 new fire station, and the services to meet the rise in
3 service demand.

4 The addition of a fully equipped fire station,
5 and the staff, must adequately serve the proposed
6 project, while maintaining current response standards.
7 An adequately designed water system would support fire
8 fighting efforts when they are needed.

9 So Padre Dam is part of our review process and
10 is -- is very important. They have worked with a
11 consultant to analyze and prepare a water study for the
12 proposed Fanita Ranch development. Two additional water
13 tanks or reservoirs, and two pump stations are going to
14 be associated with this development.

15 The water system requirements, including the
16 water main, the pump station and water tank sizing have
17 been determined by Padre Dam at this point. The proposed
18 water system can meet the required fire agency demand and
19 what is called a maximum day demand for the subdivision.
20 And fire hydrants can be placed throughout the
21 subdivision, per the fire agency, or in our case, our
22 fire department requirements.

23 Padre Dam requires that all pump stations have
24 the following criteria to aid in the supply reliability.
25 A redundant pump, capable of pumping the flow demand, an

1 emergency generator for backup power supply to the pump
2 station, and pumps capable of providing the highest
3 required fire demand required by the fire agency.

4 Now, law enforcement services would be provided
5 by the County Sheriff's Department through an existing
6 contract, and staffing would be commensurate with the
7 need, as phase development occurs over a 10- to 15-year
8 period.

9 This last slide is the closing side that --
10 that I use every time we have a workshop, and it's just a
11 reminder that we try our best to keep the website
12 current, with updates and public notices. The Draft
13 Environmental Impact Report is nearing completion, and
14 the Staff anticipates it's release for public review in
15 March. That public review period is 45 days in length.
16 It will be available on the City's website, and paper
17 copies will be available at City Hall. Jeff O'Connor,
18 with HomeFed, will continue with Part 2 of this
19 presentation, as we've done in the past, and we're
20 setting up the computer laptop now, and there it is.

21 MR. O'CONNOR: Good evening, Mayor, City Staff and
22 City Council. My name is Jeff O'Connor. I am Vice
23 President of HomeFed Corporation and Project Manager for
24 Fanita Ranch. Before I get started, I would like
25 everybody to know that I am not a fire expert, but we do

1 have our fire experts here today.

2 The two most important workshops that we are
3 going to have are traffic and public safety. We take all
4 the aspects of our community seriously, but nothing is
5 more important than public safety. We have designed
6 Fanita Ranch's public safety features based on facts and
7 science. All right. Let's get started.

8 You have probably seen this slide before. This
9 is Santee today. The green is Fanita Ranch.
10 Approximately 2630 acres. And the light colored yellow
11 is the city -- is the city boundary.

12 Today, I'd like to speak about four topics, for
13 public, that will improve public safety: The new fire
14 station, ignition-resistant buildings, brush management
15 and evacuation routes.

16 A new fire station will be built in Fanita
17 Ranch. The two existing fire stations are shown in red.
18 One down by Padre Dam and then one in the eastern part of
19 the city.

20 Fanita Ranch will be constructing a new fire
21 station. It will be centrally located in our Town
22 Center, and will serve not only Fanita Ranch, but the
23 existing northerly neighborhoods in Santee.

24 The fire station will be fully staffed and
25 equipped with a Type-1 fire engine, similar to the one in

1 the picture, and a Type-2 brush engine, which is out
2 front -- parked out front here tonight. The fire station
3 will also have a small working area for the Sheriff's
4 Department, if they need it. And of course, the fire
5 station will come with the dalmatian in the picture
6 there.

7 Now, let's talk a little bit about
8 ignition-resistant structures. We -- we will be building
9 homes that are on the cutting edge of -- of fire
10 protection. Not -- they will have non-flammable roof
11 materials. Most of the fires begin in structures by
12 embers landing on the roofs. All our roofs will be
13 non -- non-flammable. They've have boxed eaves. These
14 boxed eaves will be underneath the -- the overhang on the
15 roof. They will be all boxed with non -- with
16 construction materials, such as stucco, that does not
17 burn.

18 We'll have dual pane windows. The dual pane
19 windows will -- one of the panes in the dual pane windows
20 will be tempered glass, so it doesn't crack and break --
21 it doesn't break in -- in high heat.

22 We also have interior sprinkler systems in
23 every single home at -- at Fanita Ranch. And then,
24 surrounding the homes, we'll have non-combustible
25 vegetation. In addition to that, we'll have

1 ember-resistant vents on the roofs. And also, a lot of
2 fires start with -- with -- on fences, that fences are
3 typically made of cedar or some other kind of wood. They
4 start on fire and they burn up towards the house, and
5 where the fence is attached to the homes, they burn and
6 they -- and then they can burn the houses down. What
7 we're doing is none of the fences that connect to the
8 houses will be -- they'll be all non-combustible
9 materials.

10 We are also exceeding the safety codes at
11 Fanita Ranch. We'll have additional access points and
12 trail access for emergency crews. This will aid in, if
13 there's an accident on the trail, we'll be able to get
14 emergency crews into the trail system easily. It also
15 will aid in -- in fire protection in the open space
16 areas. We'll have fire management zones for existing
17 homes on Fanita Ranch -- existing homes south of Fanita
18 Ranch. Melanie mentioned that a little bit earlier and
19 we'll talk about that in a few minutes.

20 We'll have wildfire education and outreach
21 programs. We -- we will also have the on-site fire
22 station. And then, we'll also have fire management zone
23 inspections, to make sure homeowners are in compliance.

24 Brush management. Brush management is a big --
25 is a big deal out at Fanita Ranch. As you can notice

1 here, we have -- the house is a green -- is below the
2 green arrow and there's a slope down to -- to the open
3 space areas. We have -- we have three zones.

4 Typically, there's only two zones that are
5 approximately 50 feet each, but we're gonna have three
6 zones at Fanita Ranch. The first zone is going to be
7 between 115 and a hundred -- sorry, between 65 and 50
8 feet wide. It will be irrigated. It will be -- it will
9 have vegetation that is lush and will be maintained
10 all -- all during the year.

11 The next zone is Zone 2, which will be a thin
12 zone of the vegetation, and it will -- it will provide
13 another 50 feet of protection. We're going above and
14 beyond that with another 50 feet, in most of the areas of
15 Fanita Ranch that are in the high -- high fire-prone
16 areas. So we will have between 115 feet and 165 for our
17 brush management areas.

18 We will also be building a trail approximately
19 50 feet below the homes and this will aid in fire
20 protection as well, so you can get the fire --
21 firefighters into the open space areas easy -- easier.

22 COUNCILMEMBER HALL: Quick question on that. I
23 noticed it was 10 feet. You were talking about you were
24 able to get the cars to the people, if they need to. How
25 are you gonna do that with a 10-foot trail?

1 MR. O'CONNOR: There won't be cars on -- on this
2 trail. It will be people -- if there's a accident on the
3 trail, it will -- it will aid in getting the emergency
4 personnel down to the person that's hurt. Or you can
5 pull hoses if there's -- if there is a fire in that area.
6 And we also have breaks between houses --

7 COUNCILMEMBER HALL: You're just talking carrying
8 them out, basically?

9 MR. O'CONNOR: Correct. But we do have fire breaks
10 between houses every certain amount of distance. And we
11 also have parks that are located, that also provide
12 breaks so that the -- so that fire trucks can back up
13 into -- near -- adjacent to the open space areas to fight
14 fires.

15 COUNCILMEMBER HALL: For a 14-foot trail, but go
16 ahead.

17 MAYOR MINTO: I -- I have a quick question on that
18 also. Where I live, we have very similar type situation,
19 except that there's very little access to where
20 gardeners, for instance, tree trimmers can get in. And
21 so, a lot of times homeowners don't want to pay, because
22 it costs extra, because they have to carry that stuff out
23 or somehow get it out from a long distance.

24 Is there an access, the same access, available
25 to those folks where you have, like, where the fire can

1 go down, or sheriff's can go down, so they can haul trash
2 and debris out, so it doesn't build up as a fire hazard?

3 MR. O'CONNOR: And -- and that's in our fire
4 protection place. And what would -- our HOA's gonna be
5 responsible for maintenance of these slopes, including
6 the fire management areas. So they -- they are
7 responsible for trimming, making sure that the brush
8 doesn't grow up, and also, removing any dead vegetation.
9 But the HOA will be responsible for that.

10 MAYOR MINTO: All right. Thank you.

11 COUNCILMEMBER HALL: Will they have adequate funding
12 or the dues gonna be (Unintelligible) --

13 MR. O'CONNOR: Pardon me?

14 COUNCILMEMBER HALL: Well, this is the problem. I
15 see Michael back there. This is the problem we're having
16 up at Sky Ranch right now is they're -- they're having a
17 problem trying to get the HOA to cover -- you know, to
18 actually do -- do work up there. So that's -- I don't
19 wanna run into that problem again. So I -- I won't go
20 any further. I'll ask you in a minute, but will there be
21 fees to cover that kind of thing?

22 MR. O'CONNOR: Correct. And yes, we -- we -- we
23 will be setting up a -- a homeowner's association fee,
24 per month, per resident, and it will be based --

25 COUNCILMEMBER HALL: I'm looking for a landscape

1 fee.

2 MR. O'CONNOR: Well, the landscape fee will be part
3 of the H -- HOA fee, and it will be approximately \$100 a
4 month. No, for the whole HOA.

5 So let's talk a little bit more about brush
6 management. Fuel modification. The next slide's gonna
7 be a fuel modification picture of all the zones and where
8 the land uses are. Before I get to that, though, I'd
9 like to talk a little bit about wild land, urban
10 interface. This is, as Melanie said, this is where the
11 development is adjacent to open space, and the County
12 conducts after-fire assessments on all major wildfires in
13 and outside the County of San Diego. The County has
14 learned a great deal from 2003 Cedar Fire, the 2007 Witch
15 Fire and the Cocos Fire in 2014.

16 Building codes and evacuation plan -- plans
17 have changed dramatically from this information. This
18 equates to newer homes, are far less likely to burn than
19 older ones. The Sheriff works with the fire department
20 to safely and efficiently evacuate the community in
21 emergency situations.

22 So this a map of Fanita Ranch, and you can see
23 on the outskirts of the development areas there's an
24 orange, yellowish color. That is the brush -- those are
25 the brush management zones. And like I said, they vary

1 from 115 feet to 100 -- 165 feet, depending on where
2 they're located. It's a little bit more difficult, but
3 you can see the blue -- or the purple area. We are also
4 doing brush management, adjacent to all roads, that are
5 adjacent to open space, and that is 50 feet on each side
6 of the road.

7 This is a southern portion, and you can see the
8 blue area, on the southern portion, adjacent to the
9 existing -- the existing community. We are providing
10 100-foot brush management in those areas, that we are --
11 that will be done by our -- our HOA. And I was talking
12 to the Fire Chief earlier today, and he said that during
13 the 2003 fire that came through this area, that, that was
14 very instrumental in saving those houses on the south
15 side of Fanita Ranch.

16 Evacuation routes. You've seen this picture
17 probably before. We have three road -- three roads that
18 we are extending and improving. Fanita Parkway on the
19 west side, Cuyamaca through the central area, and then,
20 we're extending Magnolia.

21 Let's talk first about Fanita Parkway. Sorry,
22 this is -- this is showing all of the evacuation routes
23 that we have out -- going out of Fanita Ranch. Let's
24 first of all look at the evacua -- evacuation route on
25 Fanita Parkway. What we have done is we worked with our

1 fire protection consultant, and we only needed one lane
2 in and one lane out of Fanita Ranch on all three roads.
3 But what we decided to do is have two lanes out and one
4 lane in. So that's what we've done to get vehicles out
5 quicker in a -- in an emergency.

6 So this is what it looks like. The northbound
7 is on the right side, and you can see that's a picture of
8 a fire truck. And then, what we have is we have a --
9 a -- on the southbound side, we have one lane going out,
10 but we have a evacuation lane adjacent to it. Oops,
11 sorry, an evacuation lane adjacent to it that will add a
12 lane in a southerly direction.

13 Similarly, the same situation happens on
14 Cuyamaca, but on Cuyamaca as you get down -- so we still
15 have one lane going north and two lanes coming south in
16 event of emergency. What we do have is as you get
17 closer, get to Mast Boulevard, we have the situation
18 where we have two lanes going out, all the time, and we
19 have, actually, another lane that could be used in the
20 event of emergency. So we'd actually have three lanes
21 coming out.

22 In concluding, I'd like to review what we were
23 talking about. The -- constructing a new fire station.
24 The -- the fire station will be constructed and -- and
25 open prior to the first resident moving in to Fanita

1 Ranch. And it will serve not only Fanita Ranch, but the
2 northerly sections of the City.

3 We will be on the cutting edge of constructing
4 ignition -- ignition-resistant buildings, all throughout
5 Fanita Ranch. We have a brush management program that is
6 far above what the City standards are. And then, we have
7 evacuation routes that are also far above the standards
8 for the City, with the two lanes going out, at least two
9 lanes going out, in case of an emergency.

10 So concluding, our goal in the design of Fanita
11 Ranch is to make the entire community of Santee safer
12 than it is today. The Fire Chief, the Sheriff and our
13 Fire Protection Expert -- Experts are here tonight to
14 answer any questions. Thank you very much.

15 MAYOR MINTO: We have 10 speaker slips.

16 COUNCILMEMBER HALL: Go for it.

17 MAYOR MINTO: Well, I -- I got some things I wanna
18 say, also, first. And one is that this has always kind
19 of bothered me when we've talked about a development,
20 especially those that are a little bit larger.

21 Like with the fast time Fanita was looking at
22 being built, we were challenged on our fire prevention
23 element. I felt, at that time, we complied with the
24 State codes, our City codes and things of that nature in
25 our protection planning. But also thought that it was

1 actually right on the borderline. So if you just stepped
2 a little bit too far one way or the other, it's not as
3 safe as it could be.

4 And so what -- what I'm asking now is -- oh, I
5 know that we've created a legal plan or you're gonna
6 create a legal plan and it's gonna be approved by our
7 Planning Department and our Fire Chief and it's gonna be
8 brought to City Council. But I -- I really don't want it
9 to be one of those -- well, it's legal, but you know
10 what, it could -- maybe it could go one way or the other.
11 Do you understand what I'm saying?

12 MR. O'CONNOR: Yes, sir.

13 MAYOR MINTO: So -- so not necessarily tonight, I
14 don't necessarily need the answer, but I wanna hear what
15 our -- our fire experts say. But I -- I think you all
16 understand what I'm saying, 'cause this has to go beyond
17 just, Well, it's legal. Yeah, just beyond -- just short
18 of -- or just at legal's not what I'm looking for.

19 So having said that, though, I was out on the
20 fire lines in 2003 and '07. And in 2003, I was with
21 Chief Bob Full. And I don't know if you guys -- you guys
22 are probably just firefighters back then, and you
23 probably remember it. But what I remember most is
24 sitting in the truck and having fire come down hillsides.

25 And I remember the Chief directing firefighters

1 to different locations. And I'm going, "Chief, there's
2 fire coming down the hill and there's houses right in the
3 way." "Don't worry, John. The fuel, the wind, is not
4 going to allow this fire to come any further."

5 And so what I learned is that you have fuel and
6 wind and all those things determine whether or not you're
7 going to get, you know, more devastation. So I have to
8 trust what my firefighters are saying. I know you've had
9 a lot of training. Get a lot of experience, too.

10 I know you've all been depl -- deployed
11 throughout the State of California, one time or another,
12 on some major fire, on a strike force, and you've seen
13 what fuel and wind can do. And so, I want not just the
14 legal answers, but I want the answers, tonight, to come
15 from your experience, also. I don't think that's too
16 much to ask, because it is a community that we wanna
17 protect, and they deserve those answers, also. All
18 right. Having said that, Rob.

19 COUNCILMEMBER McNELIS: Yeah, the only question I
20 have right now is, Jeff, you're talking about building a
21 fire station that's gonna be fully operable prior to the
22 first resident moving in --

23 MR. O'CONNOR: Correct.

24 COUNCILMEMBER McNELIS: -- that will also serve
25 the -- the north and northeast sections of Santee. But

1 who -- is that gonna be subsidized by -- the staff --
2 staffing of that, will that be subsidized by you guys in
3 the beginning? Because if you're -- if we're not getting
4 any property tax revenue coming in from any of that,
5 it's --

6 MR. O'CONNOR: We -- we are -- we are going to build
7 a fire station, equip it and staff it until the tax base
8 generated from Fanita Ranch is able to pay for it.

9 COUNCILMEMBER McNELIS: And you'd been doing that on
10 your dime, not on --

11 MR. O'CONNOR: Correct.

12 COUNCILMEMBER McNELIS: Thank you.

13 COUNCILMEMBER HALL: I -- I have a question on that
14 one. I know with Westin we did a community facilities
15 service. Would you consider that? 'Cause we're gonna
16 consider that.

17 MR. O'CONNOR: We -- we've -- we have been talking
18 about that. Not just for public safety, but for other
19 items as well.

20 COUNCILMEMBER HALL: You're right.

21 MR. O'CONNOR: And if there's a need there, then --
22 then we will -- we will go --

23 COUNCILMEMBER HALL: If we do --

24 MR. O'CONNOR: -- we have the option to do that.

25 COUNCILMEMBER HALL: Yeah. We -- we -- you know, we

1 need somebody to pay for it, 'cause we're not, you know,
2 we're not --

3 MR. O'CONNOR: We --

4 COUNCILMEMBER HALL: -- gonna -- we're not gonna
5 pick up the bill on it, so somebody's gotta pick up the
6 bill for that.

7 MR. O'CONNOR: We -- we understand that. You have a
8 very aggressive City Manager and she is --

9 COUNCILMEMBER HALL: And she love -- and -- and
10 we're -- we're learning to like those things.

11 MR. O'CONNOR: You're not paying for it.

12 COUNCILMEMBER HALL: Okay. 'Cause I mean, that --
13 that's -- that's an important thing to keep in mind. I
14 go back to landscaping, too, is you know, the HOA is
15 controlled by that, but I know that in -- it's -- it's
16 right there on El Nopal, on Susie Place, that whole area
17 was run down, because they did not plan well in their
18 landscaping plans. There's a landscape district there,
19 and we had to go back to them and say, you know, Hey,
20 you're paying \$50 a home per year and, you know, it's
21 costing like, \$300 a home per year. I don't know what we
22 finally ended up with, Marlene, but you could probably --
23 but it's like, we have to plan for the future.

24 So there should be an escalating cost in
25 anything that we do, and the landscaping has to be

1 enforced. We're -- you know, we -- I had half the staff
2 up in Sky Ranch try to solve a problem that we shouldn't
3 be solving. We should -- and that's something that I
4 don't wanna run into. If we do this project, I don't
5 wanna have to run into that.

6 MR. O'CONNOR: Well, landscaping is the number one
7 cost for an HOA, followed by water and --

8 COUNCILMEMBER HALL: Not my problem.

9 MR. O'CONNOR: But so we -- we've done this before
10 up at -- at -- in San Marcos and down in Chula Vista, and
11 we have very strong HOAs and they're run efficiently, and
12 the maintenance will be impeccable.

13 COUNCILMEMBER McNELIS: Let me -- yeah. To
14 Councilmember's Hall's point, I -- we hear -- well, we've
15 heard this lately, at least, a lot that, you know,
16 housing never pays for itself, it doesn't take care of
17 itself and so on and so forth. And a great reason -- a
18 great portion of that is because of mandates that have
19 been brought down by the State that weren't here when
20 developments were done, number one. But beyond that,
21 there were no escalators built into a lot of the
22 maintenance districts in the past.

23 And so, other than one landscape maintenance
24 district in the Santee, they've all been maxed out. Some
25 of them for 20 years, though, the cost has not stayed the

1 same as it was 20 year ago. So our Staff now knows about
2 this. The Staff pays attention to these things and makes
3 sure that those types of -- we don't put ourselves in
4 those positions again.

5 So for lighting districts and landscape
6 maintenance districts and all the other stuff, and the
7 new water quality control maintenance issues, these are
8 all things that are being built in, with escalators, to
9 new projects to ensure that we don't end up in the same
10 boat that we are in now. But those things didn't exist
11 back then, so you make the best decision with the
12 information that's available to you at the time and now
13 we have new information. And as we continue to do that,
14 we make better decisions.

15 So I just wanna make sure that, that was
16 brought out. It's -- there are -- they -- they -- there
17 are ways where they -- that developments do actually pay
18 for themselves and they do pay for themselves into
19 perpetuity, but we need to make sure that we're doing the
20 right things on our side, if any -- any project's ever
21 approved, to help ensure that.

22 And I know it's a lot easier when it's a larger
23 project to do that than it is on the little small ones.
24 But it's funny -- those -- the larger projects are the
25 ones that actually pay for themselves, and other things

1 in the City.

2 The small ones don't tend to pay for
3 themselves, because you can't impose those things on
4 them, 'cause they're too small. But the small projects
5 are what people are saying, Oh, no, we only want the
6 small ones, so those are the ones that actually don't pay
7 for themselves. So it's -- it's a little frustrating,
8 but I just wanna get that out there that, that's how it
9 all works, guys.

10 MAYOR MINTO: All right. Stephen, you have
11 anything? Okay. I'm -- I'm gonna do that, but I wanna
12 just make one more comment here so you can be thinking
13 about this while we have speakers, and that is, I've had
14 the opportunity to sit on some disaster preparedness
15 panels throughout California, and the big emphasis has
16 been on fire protection and disaster preparedness.

17 The leader right now in that -- well, let me
18 say this first: Many of those fires and disasters have
19 been referenced back to and found in excess with utility
20 companies. Okay? And so, I guess since 2007, SDG&E, for
21 instance here, has been creating some great programs.
22 They're known throughout the State, matter of fact, the
23 country now, for their community fire safety programs.
24 And so I'd like to make sure that we are collaborating
25 with them and talking to them about what they have to

1 offer. Most people don't know it, but they have
2 probably -- they have the number one weather prediction
3 service in the country. It beats the National Weather
4 Service, even. They can predict down to almost the day
5 and hour that you're gonna have strong winds, and when
6 those winds are going to cause issues.

7 And so, I think that knowing that, when you
8 create buffer zones, they can tell you where the greatest
9 amount of winds will go through a canyon or other areas,
10 and that will help with us in some of our fire protection
11 planning. I -- I probably don't have to tell you all
12 that, but I just wanna make sure that it is out there so
13 that we make sure we don't leave any stone unturned. So
14 all right, let's go ahead and take speaker slips.

15 CITY CLERK: Dan Bickford.

16 MAYOR MINTO: How many speakers do we have?

17 UNIDENTIFIED SPEAKER: Eleven.

18 MAYOR MINTO: We do have 11 speaker slips, so since
19 we're starting the actual public testimony, Council, I'd
20 like to say that we're not gonna accept any more at this
21 point. Okay. No, we're gonna go three minutes. We'll
22 get out of here in time.

23 UNIDENTIFIED SPEAKER: (Unintelligible).

24 CITY CLERK: Will the next five people please stand
25 up: Janet Garvin, Michelle Perchez, Mark Hartley, Dennis

1 Schroeder and Theresa McCarthy.

2 MAYOR MINTO: Thank you.

3 MR. BICKFORD: Well, good evening again, Council and
4 Staff. In truth, fire is everyone's concern. Pretty
5 much Santee, in its entirety, was once in a fire -- a
6 high-risk fire area. Well, what changed? Well,
7 development changed. Homes, asphalt, fire hydrants and
8 enforced fire codes stopped fires from spreading across
9 the City.

10 Some point to the Cedar Fire -- Cedar Creek
11 fire and say that when this next happens or -- or when
12 this happens again, well, a lot's changed since then.
13 Yeah, we have a lot more fire coordination since then.
14 And I -- I also have to point out that, you know, we
15 didn't lose a single home in the city limits of Santee.

16 The Paradise Fire was a horrifying example of a
17 fire storm, and the studies now are starting to come in.
18 Eighteen percent of the homes survived. Every mobile
19 home park completely burned. But digging deeper into the
20 statistics, 51 percent of the homes, using modern fire
21 codes, after 19 -- or 2009 survived. Even more of those
22 post 2009 homes might've survived if they'd maintained
23 their fire -- their defensible space.

24 After reviewing the documents, I believe that
25 Fanita Ranch has the most advanced fire protection

1 requirements in the County. That should make our future
2 residents some of the safest in the County -- in the --
3 in the State, should a fire erupt. Thank you.

4 CITY CLERK: Janet Garvin.

5 MAYOR MINTO: All right. Let's hold the applause,
6 please. We gotta get through all the folks.

7 MS. GARVIN: Okay. Janet Garvin here. I still
8 oppose Fanita Ranch. I oppose for all the development.
9 I oppose it for all the same reasons that I've expressed
10 up here in the past. The environmental impact, traffic,
11 accessibility, building in a higher -- high fire hazard
12 zone, cost, lack of affordability.

13 HomeFed has promised a lot, and I understand
14 why people are excited about the project. It seems
15 glorious. The slick propaganda that they put out
16 looked -- looked really great. However, I would propose
17 that a lot of the people in this room, in 10 years,
18 they're not gonna want Fanita Ranch. They're gonna want
19 downsized housing close in, rather than bigger places,
20 away from the Town Center. Okay.

21 And then, I'd like to talk a little bit about
22 the money. I know the Council is looking for revenue and
23 I know that there's been talk about the \$8 million of tax
24 revenue that they're projecting that's anticipated. But
25 I'd like to also talk about HomeFed and the revenue that

1 they're throwing out there for us. The marketing money
2 that they're throwing into this, a tremendous amount of
3 money, the introductory brochure, the breakfast meetings,
4 the bus to the community farm, the pre-council dinner
5 meetings, the Facebook ads, the free school, the free
6 firehouse, the money for scenic -- scenic Route 52, the
7 developer fees. All the money that they're putting out
8 up front and they're planning to continue to put in.

9 If HomeFed is willing to gamble and put at risk
10 all that money up front, it only makes me wonder how much
11 do they anticipate that they're gonna gain from this
12 project. And who's gonna be the winner in this gamble?
13 It's probably not gonna be us, it's gonna be HomeFed.
14 Thank you.

15 CITY CLERK: Michelle Perchez.

16 MS. PERCHEZ: Yes. Santee is a fine city, with
17 great quality of life, and we wanna maintain it as such.
18 There was a young family here, in 2003, with a
19 one-month-old son, that watched that fire crest, that
20 hill. Had their bags packed. It -- the lights went out
21 overnight, yeah. It was scary times, it definitely was.

22 So it's great that a lot of people feel so
23 secure by all the details presented here tonight, but I
24 do not have peace of mind, in relation to this project,
25 and a lot of people in this City also do not have peace

1 of mind. They're not able to be here tonight, 'cause
2 they're with their families, they're working, et cetera,
3 et cetera. People are busy.

4 Doesn't matter what you do, right? You can't
5 really predict what that fire behavior will be, and as
6 such, you put your community at risk. This wonderful
7 community that we all love. You can't predict what
8 people will do. I just read last month that a kid burned
9 down the Borrego Palm Canyon, in Anza-Borrego. Right?
10 People get careless, right?

11 Do you have a plan that requires residents to
12 practice? Because if the residents don't know what to
13 do, right, you have a situation, as you have in Paradise.
14 They had a great plan. They were gonna evacuate certain
15 zones and certain order, but that didn't happen. And you
16 can easily dismiss that example, because it was a forest
17 and we do not live in a forest. But that can happen
18 here. Our community can be devastated, just like
19 Paradise, and that will be on your minds all the time.
20 So please take careful consideration of your decision.
21 Quit being obsessed with making that dollar. Remember,
22 the vocal minority speaks for the majority of Santee on
23 Fanita Ranch. Okay? It's not a minority.

24 And the last thing: I'm wondering if Ronn Hall
25 will recuse himself, because he is claiming to insure

1 houses in brush areas. He should recuse himself from the
2 vote on Fanita Ranch project. Thank you.

3 CITY CLERK: Mark Hartley.

4 MR. HARTLEY: Hello, everybody. My name is Mark
5 Hartley. I --

6 MAYOR MINTO: Can you pull the microphone up just a
7 little bit? Speak into it. Thank you.

8 MR. HARTLEY: Certainly. I lived out in East County
9 for over 40 years and I've watched our little City of
10 Santee grow. It's grown positively. We've had a very
11 positive impact with the shopping and the restaurants. I
12 look forward to the continual growth and the excitement
13 of Fanita Ranch and what it can bring to Santee.

14 My children go to school out here. My wife and
15 I entertain out here. We've done soccer, we've done
16 YMCA. It has been a great experience, but it wasn't here
17 20 or 30 years ago. It's a recent development, and it's
18 a positive development. Fanita Ranch is at next level of
19 excitement that I look forward. Please, please let this
20 go forward. Thank you.

21 CITY CLERK: Dennis Schroeder.

22 MR. SCHROEDER: Hello, everybody. Thank you. I
23 just wanna thank HomeFed. They put together a good plan.
24 As Mr. O'Connor was saying, "It's through science and not
25 emotion." You know, they're using the multiple lanes for

1 the evacuations, the extended brush management zones.
2 And with that, you know, they're providing for a safer,
3 new community.

4 So if you haven't driven their existing master
5 plans already, down in Chula Vista, up in San Marcos, I
6 encourage you to do so, because they are an experience
7 master plan developer and we are very lucky that they
8 have Santee in their sights. Thank you.

9 CITY CLERK: Theresa McCarthy. If I can get the
10 next five people up, also. Van Collinsworth, John Olsen,
11 Justin Schlaefli --

12 MS. MCCARTHY: Good evening, Council.

13 CITY CLERK: -- Mike Root and Eid Fakouri.

14 MAYOR MINTO: Just a moment.

15 MS. MCCARTHY: (Unintelligible).

16 MAYOR MINTO: Go ahead.

17 MS. MCCARTHY: Good evening. I'm Theresa and I just
18 wanted to voice my opposition to this project,
19 altogether, as I have done in the past. And I just would
20 strongly urge all of the Councilmembers to take careful
21 consideration of all of the Santee tax-paying voters,
22 residents who will be very negatively impacted by this
23 project. And a grand majority of which are usually
24 backed up on that freeway while we're sitting here going
25 over PowerPoint to tell us that because there's stucco

1 and tile on buildings and, you know, drought-resistant
2 plants that -- wildfires, you know, show discrimination
3 towards that. That's absolutely ridiculous.

4 Anyway, that's all I have to say. And I know
5 that you will consult with your own consciences, along
6 with, you know, what you believe is right for the human
7 beings that will be inhabiting anything that you decide
8 to, you know, put in that space. Thank you.

9 CITY CLERK: Van Collinsworth.

10 MR. COLLINSWORTH: Good evening, Council. Van
11 Collinsworth. FYI, I'm experienced in direct fire
12 suppression and prevention actions, having worked for two
13 wild and fire fighting agencies. I'm not speaking for
14 either of those agencies right now.

15 This project, in a designated, very high fire
16 hazard severity zone, will put new residents in harm's
17 way and increase the risk for existing residents on the
18 wild land urban interface. Wind-driven fire storms move
19 through the air, past fuel breaks.

20 Two courts have already ruled against this type
21 of development in this location. The safety problems
22 should be obvious, and the risks are growing, as our
23 climate breaks down more rapidly. There are also costs
24 that must be borne by taxpayers. City, federal and state
25 resources are required to defend developments and

1 high-risk topography. Costs arising rapidly with the
2 risk. For example, fire insurance premiums are rising
3 and companies are dropping homeowners and leaving the
4 state, leaving homeowners and the State with the burden
5 of expensive and potentially inadequate state fair plan
6 for coverage.

7 I've had homeowners complain to me about being
8 dropped in both battalions in the County that I've worked
9 in over the past two years. Taxpayers must pay for
10 actual fire suppression costs that have been setting new
11 records. CAL FIRE costs have tripled in the last seven
12 years, going from 240 million in a season to well over
13 700 million. Forest service costs have exceeded 2
14 billion as fire seasons lengthen. In fact, local
15 jurisdictions count on taxpayers to subsidize fire
16 protection for risky developments, and that is what
17 happens when state and federal agencies assist in local
18 response areas.

19 Sprawl development is a Ponzi scheme. It
20 doesn't pay for itself. City leaders, who are drawn to
21 initial revenues are ignoring the long-term cost.
22 Guiding Principle 9, from the County of San Diego General
23 Plan exposes the revenue myth, promoted by developers and
24 their operatives. "National studies indicate that a
25 residential development does not pay for itself,

1 requiring an estimated \$1.42 in public expenditures for
2 every dollar it generates in tax revenues. In
3 California, this deficit is even greater due to the
4 limitations of Prop 13. In addition, this first
5 development patterns are costly to serve, because they
6 require a more extensive road network for transportation
7 and fire protection, law enforcement and emergency
8 services. USDA, for example, found that the capital cost
9 for public infrastructure are typically 74 percent
10 greater for low density, semi rural development than for
11 high-density development. Property taxes do not generate
12 sufficient revenue to fund operational cost." Thank you
13 very much. Thank you.

14 CITY CLERK: We have a speaker slip from John Olsen,
15 who supports the project, but does not want to speak.
16 Justin Schlaefli.

17 MR. SCHLAEFLI: Good evening, Mayor and Council, and
18 thank you, again, for having these workshops. They --
19 they brought a lot of great information to the community,
20 I thank the Council, and we're hearing a lot of great
21 commentary tonight and I personally learned a lot
22 tonight. So I -- I do appreciate these workshops. I
23 hope they continue on other subjects. I think they're
24 very useful in considering Fanita Ranch.

25 So this -- this workshop, once again, the

1 information has provided many answers to a lot of the
2 questions, Santee residents, myself, wanted to point out,
3 in case the Council can't read. You'll see these green
4 tags a lot of people in the audience are -- are wearing.
5 The text on it says, "Public safety first." A little
6 tough to read, but I don't know who could disagree with
7 that. Public safety first, that's always the perspective
8 that this Council should have. Certainly, with respect
9 to the potential new residents of Fanita Ranch and the
10 existing residents of Santee.

11 So that said, I know that this Council takes
12 their responsibility seriously, and they're going to
13 condition this project with a lot of great things that
14 we've heard about, possibly even more. And it's -- it's
15 gonna be a safe project. It's gonna follow all the best
16 practices. It's gonna be a project that's approved and
17 conditioned, based on facts, not emotion, and those are
18 important things.

19 I hope this Council will keep that in mind in
20 considering this development. Having listened to the
21 presentation, I believe that this plan will improve fire
22 and public safety for all of Santee, and I say that,
23 because I hear about a new fire station, brush
24 management, defensible space, fire protection plans, and
25 all of that is a vast improvement over what we have now,

1 which is semi-unmanaged open space. So that's how those
2 fires get close into Santee today. We have a lot of
3 older homes, and you know, that's quite frankly a danger
4 to Santee. So we have an opportunity to improve that,
5 and not on the City's nickel. And so that's -- that's an
6 important consideration. I think it will be improvement
7 for the existing residents. And I do believe, with
8 everything that -- that we heard in this presentation,
9 that it will be safer for -- for -- for future residents
10 as well. Or future potential residents, if approved.

11 Also, wanna remind this Council that, you know,
12 we're hearing a lot of fear mongering and, you know,
13 operating out of a place of fear, we're never gonna get a
14 great first-class project that we deserve here in the
15 City. Something's gonna happen up there. It's not gonna
16 be open space forever. Something's gonna happen, and we
17 want the best. HomeFed is a responsible developer. They
18 do responsible master plans. They've been working with
19 the community for a long time. They've been present at
20 public events and they're really listening to us. And
21 you know, in the same way they've hired professionals,
22 the City has wonderful fire professionals on Staff.
23 Listen to the real fire professionals. Let's not listen
24 to fake firefighters. Okay? Thank you.

25 CITY CLERK: Mike Root.

1 MAYOR MINTO: All right. Please hold your applause.

2 CITY CLERK: Mike Root.

3 MR. ROOT: I'm not opposed to Fanita Ranch. I am
4 opposed to false -- false promises and fantasies, like
5 the presentations we just saw. You don't abide -- not
6 just -- not talking -- talking about the developer -- you
7 don't abide by your own code and plans. There's no
8 reason to think you're gonna do it in Fanita Ranch.

9 So Fanita Ranch, by my account, that looked
10 like six zones. You don't enforce two. We've got two
11 FMZ zones. You don't enforce those in Sky Ranch. And
12 we're paying 220 a month in fees. There's no amenities.
13 All they have to do is manage the landscape. They don't
14 do it. For whatever reason, they're irresponsible,
15 they're stupid. They're actually paying their
16 landscaping for continual landscape maintenance. They
17 just don't do it.

18 Mr. Hall, thank you for coming out. The dead
19 tree is still standing there. The debris is still laying
20 there. The fuel modification zones are not irrigated.
21 They are not regularly maintained. Period. Come to my
22 house, look at it.

23 Ironically, the fire department is oblivious to
24 the year-round threat, and the code requiring year-round
25 maintenance. So they actually exacerbate the problem,

1 because they tell the HOA, well, we're coming out once a
2 year to look at the brush. And so the HOA says, Hey,
3 we're in compliance with the fire code. No, you're not.
4 It requires require-round maintenance. So the fire
5 department's actually making it worse.

6 They mentioned for Fanita Ranch was gonna be
7 non-combustible vegetation. And they mentioned the wood
8 fences not going up to the house. There's one across the
9 street from my house, where the wood fence goes directly
10 to the house. I can show you homes with prohibited
11 plants, where that's the predominant plant in the front
12 yard. The fire department doesn't enforce it. The HOA
13 doesn't enforce it. And the City doesn't enforce it.

14 Regarding enforcement. The streets have not
15 been turned over to the City, to the Sheriff's Department
16 still cannot come up and enforce for infractions. So
17 they can't -- they can't cite someone for speeding, for
18 running stop signs. So when they -- when homeowners fill
19 the streets, including the fire zones, which would block
20 access for the fire department, there's no one to call,
21 'cause the Sheriff can't enforce it.

22 Now, I don't want you to turn over the streets
23 prematurely, but I asked this Council seven years ago for
24 an ordinance, allowing the Sheriff to enforce it, and you
25 didn't do it, so it's still unenforceable.

1 The -- there's just all sorts of things you
2 don't follow. A habitat manager was supposed to educate
3 the public, was supposed to do newsletters, attend
4 meetings. They do none of those things. Frankly, they
5 put up a kiosk and it's more source of litter than
6 anything else. Your plans are a joke when they're not
7 enforced. This is a joke.

8 CITY CLERK: Eid Fakouri.

9 MR. FAKOURI: Good evening, Mayor and City Council.
10 In 2003, I lived in Carlton Hills when the fire was
11 coming down, as you know, on that ridge line. And our
12 fire department, you know, full of troopers, they did
13 what they could. And -- and our street, let left us a
14 hose. They said, "Here's how you hold it. You aim it
15 this way," and they literally went from cul-de-sac to
16 cul-de-sac, where the hydrants were, dropping off hoses.

17 And so, I'm not sure if the ratio that we have
18 today, to our risk, is sufficient. And I think that in
19 this project, you know, although they're adding a fire
20 station, you know, how do we know the ratio is -- is
21 really adequate, when we were facing that in 2003?

22 The other point I wanna make is the devil's in
23 the details. I made my living the last 35 years being an
24 auditor. I look at the details, and I'm not a
25 politician. Although, considering it, but we'll see. In

1 the meantime, so -- so what I'm seeing is when I met with
2 HomeFed, the road that goes down Fanita -- Fanita
3 Parkway, it starts two lanes one way and one lane the
4 other way, but then it gets to one lane on each side.
5 It's a choke hold.

6 So my advice to the Council and Staff is, I
7 know it's a lot of material to go through, but there's
8 details in there that we're gonna have to live with
9 after -- after this project's completed. And you know,
10 I -- I -- you know, I don't wanna make a rash, quick
11 political decision, but we have to go through each one of
12 these aspects and make it right. And I'm not sure if
13 we're doing that, 'cause this was just a cursory high
14 level. I know there's some information behind it.

15 The other thing I wanna point out is small
16 government. I'm -- I'm a big believer of small
17 government. You know, I would like to look at a hybrid
18 of private services. Pensions are super high. It's very
19 expensive. Government services are very expensive.

20 Is there a blend where we can have private
21 services, you know, that the HOA's responsible for, for
22 certain aspects of fire safety, but we maintain
23 inspectors, we maintain certain aspects of it? We
24 maintain the -- the station. You know, is there a
25 hybrid? Because you know, these costs just keep

1 escalating. I know Rob, you know, he -- he was going
2 after the cost years ago and something we should look at.
3 You know, we have to manage the cost, but unfortunately,
4 taxes do need to go up sometimes to cover these
5 additional services or fees.

6 So I just would think that there's -- there's
7 more that needs to be looked at before I think we can
8 agree on what's best. So I hope the workshops continue
9 between Staff and Council and that we get into the
10 details. Thank you.

11 CITY CLERK: Vicki Call. And then, the last speaker
12 is Danny Jack O'Brien.

13 MS. CALL: Hi, I'm Vicki Call, and I've been a
14 resident of Santee for about 43 years. A lot of you
15 aren't even that old. But I have opposed Fanita Ranch
16 from the get-go. I'm not against development, but what
17 I'm against is huge developments that are gonna affect
18 our community with large numbers of traffic. We already
19 have traffic jams. I know this is about fire.

20 I had to get on the freeway the other morning
21 to go to a medical appointment, and I'm retired, so I
22 don't usually have to deal with this. The traffic --
23 this was about 10 after 7:00 in the morning, backed up
24 beyond West Hills High School.

25 Also, I don't know how -- if any of you have

1 gone into the development that's across from West Hills
2 High School. When you first enter the development, the
3 road is extremely wide. As you go in, there's homes
4 built only on one side of the road, so we have a lot of
5 space.

6 The further in you go, the narrower the streets
7 are. I don't know what the plan is for Fanita Ranch, but
8 the streets got narrower and narrower. So that, in order
9 to keep going, you had to wait for a car to come this
10 way, move over a little bit, 'cause there's cars parked
11 on both sides of the road. So you'd have to move over so
12 this guy could come.

13 I went one mile back, I timed -- I gauged it.
14 I went one mile back and there's no other exit. So one
15 mile back, people have one way to go in and out, if they
16 have an emergency. And that wasn't the end of the
17 project either. It still goes further on, and I don't
18 know how much further. But that's -- that is the only
19 exit. In an emergency, I can't imagine those people
20 getting out safely.

21 I have so many points. Let's see. Oh, not too
22 long ago, we were asked to reduce our water usage by 20
23 percent, but we keep adding and adding homes. How are we
24 gonna provide water for all these people? Okay. Will
25 there be any low income housing in this plan?

1 And I noticed that terminology has a lot to do
2 with how people respond to things. The terminology that
3 they were using is they were gonna extend the streets,
4 Magnolia, Fanita Parkway and Cuyamaca. When actually,
5 what they're doing is accessing our streets. And all of
6 that traffic is gonna come on to our streets. I live
7 across the street from Santana High School. I could
8 hardly get out of my complex in the morning. I can't
9 imagine what it would be like when we have more -- more
10 homes and more traffic.

11 So as I said, I'm not against development, but
12 I am against development that's gonna affect the quality
13 of life of those of us who already live here. I think
14 I'm done. Thank you.

15 MAYOR MINTO: Thank you.

16 CITY CLERK: Danny O'Brien.

17 MR. O'BRIEN: Good evening, Mayor, Council and
18 Staff. It's nice to be here again. It's been a while
19 since I've come to a meeting. But I've had a lot of
20 experience with Fanita Ranch. We moved to Santee in 1978
21 and then we -- we've been living at -- you know, on to
22 first phase of Fanita Ranch for 36 years now, and right
23 up against the open space, up above the lakes. And so,
24 we've had chances to see the different fires that we've
25 had and how our fire department was able to respond to

1 that and save the houses.

2 And also, another thing, I don't think people
3 ever give any recognition of is that Barratt American and
4 now HomeFed is already doing things to help with the fire
5 protection. They come --

6 MAYOR MINTO: Dan, you need to stay focused on
7 (Unintelligible) --

8 MR. O'BRIEN: They come in every year and they cut a
9 fire break behind our home and it's -- it's got -- seemed
10 to have gotten wider and wider. And when you come time
11 to fight a fire from your backyard, it's good to have a
12 big open space, and they run that all the way across the
13 city, and I think that's one of the things that -- and
14 when you get the development in there on the new project,
15 the same people tonight who are opposing this project are
16 the same people who killed, having approximately 1300
17 homes on 2600 acres.

18 So now they've got it to where they're fighting
19 2900 homes. And from what I've heard, you keep this
20 going, SANDAG's eventually gonna say, we're no longer
21 gonna give you any choice. We need low income housing
22 and we're gonna put 10 -- nine or 10,000 units out here.
23 And that's where we're -- that's where we're headed if we
24 don't go for a common sense project like this that our
25 community's worked on for years. I kinda wore out some

1 shoes walking the precincts when we were fighting that
2 Prop X. We won that battle, but then we lost in the end.
3 But I'm -- I'm still working on it and I'm hoping to see
4 this project get approved. Thank you.

5 CITY CLERK: No further speakers.

6 MAYOR MINTO: Thank you. Some questions that I've
7 been able -- Michelle, you mentioned we can't, you know,
8 plan -- you don't -- you don't have to come up here. I'm
9 just -- I wanna make sure that you know that I'm
10 responding to your comment.

11 MS. PERCHEZ: (Unintelligible).

12 MAYOR MINTO: Okay. Just making sure. Won't put
13 you out. So anyhow, you talked about not being able to
14 plan for certain emergencies and -- and you know, I gotta
15 tell you we've -- the -- the Paradise Fire has been a
16 lot -- in a lot of conversation. And when I've talked to
17 the City Manager and Mayor there, regarding what
18 happened, and I forget somebody else might've said that
19 they had some plans there and how to get out and things
20 like that, what they talked about and other Mayors from
21 other regions that the fire moved through, including
22 Malibu, which was the last fire -- place to be hit, the
23 fire, they said, We had all these plans. We did all the
24 table tops and none of them worked. And the reason for
25 that is because doesn't matter how well you plan, there's

1 always going to be something that happens that -- you
2 know, the fire doesn't follow the plan. Crime sprees
3 don't always follow the planning. Earthquakes don't
4 follow the plan when you prepare for those. So -- but
5 the idea is that you plan and you prepare and you have an
6 emergency operations that will -- that you could respond
7 to. And having a fire and a police or Sheriff's
8 Department that will work together and an emergency
9 operation center that is extremely sophisticated will
10 help to reduce. We're never going to prevent something
11 bad happening during a disaster, but we have to prepare
12 for something.

13 I know that we have community emergency
14 response team members who were trained throughout our
15 syste -- system, trained by firefighters and Deputy
16 Sheriffs on how to be short-term community leaders, to
17 give direction during emergencies. And that's one of the
18 things that we do here that many other communities don't
19 do, and they fall a little bit short of preparing.

20 So I agree with you. Doesn't matter how much
21 preparing you can do, you're not gonna be able to always
22 stop a disaster, but we also can't stop living because
23 we're afraid of a disaster. And Mike --

24 MS. PERCHEZ: (Unintelligible) --

25 MAYOR MINTO: Oh, hold on.

1 MS. PERCHEZ: -- plan.

2 MAYOR MINTO: Hold on. Mike, you -- you made a
3 comment about -- I think it was, "How do you know about
4 the ratio of adequate services," and things of that
5 nature. Did people (Unintelligible) -- I think that
6 was -- you're the one that said that. Who's -- was it --
7 I -- I don't -- maybe it was Eid. I -- I don't remember.
8 I'm sorry.

9 Well, I can tell you right now that there
10 should be some kind of modeling for that. Chief, is
11 there a model to figuring out how many firefighters and
12 how much equipment you require in order to service
13 communities?

14 CHIEF GARLOW: Yes, sir. Wouldn't -- with regards
15 to fire and ratios during a fire, not so much, but as far
16 as emergencies, yes. Fanita Ranch has addressed that in
17 the fire protection plan. We generally see an increase
18 of about 100 calls per 1,000 residents.

19 MAYOR MINTO: Okay. So you -- so you base, let's
20 say, Oh, we need so many firefighters, then, in order to
21 handle those extra calls or additional calls, I should
22 say?

23 CHIEF GARLOW: That's one of the factors. Another
24 factor outlined in our safety element is response times,
25 which we would see in this development, because the

1 response times from our current stations is so -- so long
2 that it wouldn't meet the current safety element. It --
3 which further requires a station in that area for a
4 response.

5 MAYOR MINTO: Okay. And so, now, if we do have
6 something going on here that a fire breaks out or
7 something like that and we are in need of more
8 firefighters than we have in our City, what -- what
9 happens?

10 CHIEF GARLOW: Oh, sir, we participate in a very
11 robust mutual aid system. Not --

12 MAYOR MINTO: What -- what does that mean, "Mutual
13 aid system"?

14 CHIEF GARLOW: Mutual aid and automatic aid are
15 agreements with our neighboring agencies, including the
16 ones adjacent to our -- our community, as well as
17 statewide. Much like your comments earlier that we've
18 been all over the state fighting fires. As a matter of
19 fact, I was in 2008, in Paradise, on the 2008 Paradise
20 Fire, so I spent some time up there. Under that same
21 system, firefighters, potentially, from that Chico area,
22 or up north, would be here in the event of a large fire.

23 Localized fire would immediately pull
24 resources, without boundaries, from the closest
25 agencies.

1 MAYOR MINTO: And would we be calling firefighters
2 back to duty that might be off?

3 CHIEF GARLOW: Absolutely. We have plans in place
4 that -- that are a tiered response. We have the ability
5 to mandate our firefighters return to work, much like we
6 did in 2003, at I think 5:00 a.m. I got a call and said
7 you -- "You will report to duty within an hour," so we do
8 have those plans.

9 MAYOR MINTO: Okay. And that -- that mutual aid
10 that you're talking about, is that also why sometimes we
11 see a -- you know, a -- a truck or an ambulance or
12 something else rolling through Santee that is, like, from
13 Lake Side or El Cajon or others?

14 CHIEF GARLOW: You're absolutely right. Over the
15 last few years, we've seen a -- a significant change in
16 the way we operate. In years past, we had boundaries.
17 In -- with the advent of GPS and advanced vehicle
18 location devices in our apparatus, we utilize what's
19 called a boundary drop system now. So for our routine
20 calls, our routine fires, our dispatch has the ability to
21 track all of our units and all of our neighboring
22 agency's units. So they're able to -- to receive a 911
23 call, get a location on that call and send the closest,
24 utmost appropriate resources regardless of agencies.

25 MAYOR MINTO: Is that -- is that specific to the

1 Heartland Fire Communication System which we operate
2 under? Or do they interface with, let's say San Diego or
3 another fire agency dispatch?

4 CHIEF GARLOW: They have seamless communications
5 with both the San Diego Fire Rescue Department, Dispatch
6 Center and the Emergency Command Center at Monte Vista
7 through CAL FIRE County Fire Authority.

8 MAYOR MINTO: Okay. So if we -- in the event this
9 would ever be approved and they started building, would
10 we have to create any other joint powers, agreement or
11 something similar to that, to make sure that, for
12 instance, San Diego comes over that hill on 52 to help
13 fight a fire or that El Cajon comes through, you know,
14 comes up Magnolia Avenue? Or -- or is it still gonna be
15 covered under the automatic or mutual aid system?

16 CHIEF GARLOW: No, sir there would be no further
17 requirements for agreements. It would all be covered
18 under both local mutual aid agreements and the California
19 Master Mutual Aid Agreements.

20 As well as, it's important to note that
21 recently, within the last two years, we've created a
22 mutual threat zone with CAL FIRE. CAL FIRE -- this
23 addresses a couple comments from speakers earlier. CAL
24 FIRE has -- has, over the last few years, realized that
25 keeping local fires small saves them tremendous amount of

1 money from fighting giant fires later. So with that
2 agreement, it's a mutual threat zone. So most of our
3 northern part of our city, that abuts wild land, is
4 covered under this -- this mutual aid agreement that CAL
5 FIRE, even within our city borders, will immediately
6 dispatch air resources. Fixed wing is what we call them,
7 airplanes that are very expensive. I believe they're
8 about \$40,000 to launch.

9 MAYOR MINTO: Uh-huh.

10 CHIEF GARLOW: So if we had a fire in our
11 jurisdiction, we would have to make those decisions on
12 whether or not that's needed, based on fire conditions.
13 And we would, at that point, in real time, commit to
14 \$40,000 bill.

15 Under this new agreement, CAL FIRE, if it's
16 within that mutual threat zone, which is about half mile,
17 depending on topography and the -- the map lines,
18 automatically launches and provides those services to us
19 at free of cost. So that's -- that's a major update in
20 that mutual aid agreement and monetary savings and a
21 benefit to our City.

22 MAYOR MINTO: That was gonna be one of my next
23 questions, believe it or not. And along with that,
24 though, is -- I don't know if you can answer this for
25 sure. Maybe Tim can answer this: If we were to have a

1 disaster, that prepare -- that size and we had to have
2 all those other agencies in here, call people back from,
3 you know, where -- from home, it probably -- do you think
4 that would -- or -- I don't know who I actually would
5 ask. I should ask about this. But what I'm thinking
6 about does it rise to the point of being something that
7 we would address as a disaster, get state funding or
8 reimbursement or federal funding? Who can actually
9 ask -- answer that question?

10 CHIEF GARLOW: Well, sir, as a former emergency
11 manager, I think I can speak to that, to some degree.
12 Major emergencies of wild land fire, there's avenues for
13 cost recovery through the FMAP, the Fire Management
14 Agreement Program, which we would, as a fire agency,
15 immediately apply for. And that would cover at least 75
16 percent of the cost of any -- any fire fighting.

17 So if we -- we had a local emergency, that was
18 not a threat to SRA, which is State Response Area CAL
19 FIRE, which would be on the northern end and it's
20 kinda -- there's several agencies response -- if it was
21 localized and we had to call those -- those resources in
22 and it wasn't in the mutual threat zone, it could easily
23 run in the -- the tens of thousands, hundreds of
24 thousands of dollars. We would be eligible for at least
25 75 percent, which was seen to have cost recovery, like

1 was seen in the La Tuna Fire. I believe that was 2017 in
2 L.A. Some of those L.A. City or L.A. County fires that
3 are -- are not a threat to the SRA, the state
4 responsibility and our -- our -- the cost of those are
5 borne solely by the -- the jurisdiction. They're
6 reimbursed. It's a little more than 75 percent, 'cause
7 there's a couple little other calculations that are
8 included, but it -- it's a minimum of 75 percent,
9 potentially, cost recovery on those.

10 MAYOR MINTO: All right. Thanks.

11 CITY MANAGER BEST: Mr. Mayor, to follow up on the
12 Chief's comments, the additional action that the City
13 would take, if there was that kind of a threat, whether
14 it was earthquake, flood, fire, some other natural or
15 human made disaster, when we got to that point, this City
16 could call an emergency declaration. We go into our
17 Emergency Operations Center, open the EOC, and at that
18 point, once that declaration is made, assuming that the
19 County and then the State declared this area as a natural
20 disaster, we would be eligible for funds. Perhaps, not
21 for everything, but that would assist with the cost.
22 And then that's not because of Fanita Ranch. That's
23 currently the way things operate right now.

24 COUNCILMEMBER McNELIS: An example of that would be
25 the 2016 flooding that we experienced, sampi failures and

1 that -- those things. An emergency declaration was made
2 by the Governor, and I believe we had close to 100
3 percent cost recovery on the damages suffered in -- not a
4 wild land, but a dis -- local disaster.

5 MAYOR MINTO: I ask those questions, 'cause I'm
6 concerned about, like, Ronn brought up one time about the
7 cost of all this business. Okay. I'm gonna move on to
8 addressing this. And Shawn, you might even be the one
9 that can answer this is. Eid, you also talked about
10 private services, like fire service and I'm even guessing
11 maybe police service could be thrown in there, since
12 we're talking about public safety.

13 I could tell you just -- just between you and
14 me, I would never ever go for a private police service
15 working in our communities, because first of all, I think
16 there's a lot of liability, because they're not trained
17 at the same level that our professional law enforcement
18 are. And regardless of whether or not they're private
19 security, we still take on all of the risk of their --
20 any action they take, under the color of authority. So
21 whether it's a beating or a death, we're gonna get sued
22 and be responsible for it.

23 And then, fire service, I would tend to say
24 that it would be difficult for us to have a private fire
25 service, 'cause we're still, once again, going to be

1 responsible for what happens or doesn't happen. Or let's
2 say we -- we send out a private ambulance service or
3 private paramedic and we're still gonna get -- if
4 there -- something happens, we're still gonna get -- be
5 responsible for that. Is that -- does any of that sound
6 right? Well, the other thing, too, is I don't even know
7 if we could do that now under AB-5 or whatever that --

8 UNIDENTIFIED SPEAKER: I think we're focusing on
9 funding our existing services --

10 MAYOR MINTO: Yeah.

11 UNIDENTIFIED SPEAKER: -- and extending it. If the
12 project is approved --

13 MAYOR MINTO: Yeah.

14 UNIDENTIFIED SPEAKER: -- that is Staff's focus
15 and --

16 MAYOR MINTO: Yeah.

17 UNIDENTIFIED SPEAKER: -- we'll continue to have
18 that focus, unless you tell us to do something different.

19 MAYOR MINTO: Well, there was a question about
20 whether we could put, you know, private stuff up there
21 and I'm just --

22 UNIDENTIFIED SPEAKER: I mean, I don't think that,
23 that's a realistic option for this project.

24 MAYOR MINTO: Okay. Great. Thank you. And then,
25 we had a question about water usage. Who's here

1 representing Padre? If you come on up for a moment,
2 please. And -- 'cause I have a question for you. And --
3 and when you do that, please state your name for the
4 record. Sorry, guys, takes so long, but I got a lot of
5 questions here.

6 MR. MAEL: Hi, thank you very much. I'm Courtney
7 Mael, Engineering Manager for Padre Dam Municipal Water
8 District.

9 MAYOR MINTO: Thanks. All right. We heard about
10 this big percentage of reduction that was required by the
11 Governor a couple years or so ago and -- and what that
12 meant. Now, can you confirm whether or not we really had
13 that much problem with water shortage here or was that a
14 regulatory water shortage created by the State of
15 California. And today, do we have enough water to supply
16 the homes we have? And is there going to be enough water
17 in the future to provide for any homes that we build,
18 whether it's eight homes or 2900 homes?

19 MR. MAEL: That's a lot of questions.

20 MAYOR MINTO: Sorry. Sorry about that.

21 MR. MAEL: No problem. From a -- a statewide
22 perspective, the 20 percent reduction was a statewide
23 reduction in water use. Our residents had honored that,
24 actually, and then some. Locally, we had invested in a
25 lot of local supplies and a lot of projects to bring

1 water here. So it didn't necessarily have the same
2 impact, but we certainly had to meet the same standard.
3 And so, we did have to ask everyone to reduce by 20
4 percent to follow that state standard. And like I said,
5 the -- the residents of Santee definitely came through on
6 that.

7 To answer the other questions about, Do we have
8 enough water? We have an urban water management plan
9 that we prepared in 2015 that defines the amount of water
10 needed for this community, including what was needed for
11 a proposed development at Fanita Ranch, including what
12 was needed in the Village Center and the infill parts of
13 the project.

14 And then, we have to, for this project of this
15 size, we have to do a water supply assessment, as part of
16 SB-610, for any project that is going to exceed 500
17 units. We have done that assessment and we will be going
18 to our board on Wednesday of next week. And the -- per
19 that report, it shows that they have enough water supply
20 for this region for the next 20 years, including for the
21 Fanita Ranch development project.

22 MAYOR MINTO: Does that include for fire fighting
23 mitigation?

24 MR. MAEL: It does. We did a water supply study to
25 determine, based off of the fire department's conditions

1 and their requirements for fire protection of that area,
2 and we're able to meet the -- throughout the region, the
3 highest fire demand required.

4 MAYOR MINTO: Okay. Now, I don't know if you'll be
5 able to answer this or not, but like I talked earlier
6 about, well, there's a legal requirement and we met that
7 legal requirement. I wanna make sure that when you say,
8 "We're gonna be able to meet that water demand," and you
9 did mention for 20 years -- but my guess is in the next
10 20 years, we'll find other ways of providing additional
11 water supplies. But does it just show that, we can do
12 that many homes or we could do more than that? Because
13 it's one thing to say, We'll, we're proposing 2900 homes
14 and we're gonna be able to get the water to 2900 homes.
15 But you know what? I -- I'd like to know, can we even do
16 more than 2900 homes, just so that there's a -- you know,
17 I don't wanna come short, because we had a, you know,
18 drought one day.

19 MR. MAEL: Yeah. The Urban Management Plan and our
20 Master Planning for water includes the zoning from City
21 of Santee. Also, our -- our water district extends all
22 the way out to Alpine, so it's a much bigger region, but
23 we use the zoning for the County or the agency of
24 jurisdiction to determine our needs for the foreseeable
25 future, for the 20-year projection horizon. And that's

1 why I say 20 years, 'cause Urban Water Management Plans
2 have a projection horizon for that threshold. We will be
3 redoing our Urban Water Management Plan coming up in the
4 next year. You have to update those every five years.
5 We'll also be updating our Master Plan to correspond with
6 that.

7 MAYOR MINTO: Right.

8 MR. MAEL: And so, from our perspective, based off
9 of the zoning, we have enough water to meet the needs of
10 this.

11 MAYOR MINTO: All right. I --

12 COUNCILMEMBER HALL: Are you considering the
13 Advanced Water Treatment Plan, too, or is that just --
14 will that be in addition?

15 MR. MAEL: That would be in addition. We did not
16 consider that. It is mentioned within the report as an
17 additional item that could add in or add value, but
18 because that has not gone through all of the approvals
19 and hasn't been pulled the trigger, we haven't started
20 construction, we did not consider it in our water supply
21 assessment.

22 COUNCILMEMBER HALL: And once that's done, how much
23 water will that produce, if it's fully in effect?

24 MR. MAEL: I actually would defer to Mark Niemiec
25 for that. It's -- I can give you -- he's our Director of

1 Engineering. He's here as well. But it's projected to
2 be 15 million gallons over the -- per day, over the --

3 COUNCILMEMBER HALL: And roughly, how many homes
4 would that supply? Sorry.

5 MR. MAEL: Each home is approximately 480 gallons.

6 COUNCILMEMBER HALL: Okay.

7 MR. MAEL: So without doing the math --

8 MAYOR MINTO: All right. Great. Thank you very
9 much.

10 MR. MAEL: Thank you.

11 MAYOR MINTO: I -- I don't have any more comments or
12 questions at this time, so I'm gonna go ahead and see if
13 Rob has anything.

14 COUNCILMEMBER McNELIS: Let's see. One of my
15 questions was, with regards to the emergency lanes, it
16 was brought up that the emergency lanes are gonna
17 bottleneck. My understanding was the -- the emergence --
18 the two-lane emergency exit lanes, basically, out of the
19 project, all sites were to Mast, for emergency purposes.
20 Now, may the width -- you know, it's -- so it may be --
21 it may be -- look like one lane, but it's -- it's
22 actually -- we're designed so that in an emergency, two
23 lanes of vehicles can go down that. Is that not correct?

24 CHIEF GARLOW: That is correct.

25 COUNCILMEMBER McNELIS: Okay. So it is -- that is

1 two lanes the whole way down, all the way to Mast?

2 CHIEF GARLOW: It's one (Unintelligible) with lane
3 and then one emergency access lane --

4 COUNCILMEMBER McNELIS: There -- okay.

5 CHIEF GARLOW: -- which is wide enough to utilize.

6 COUNCILMEMBER McNELIS: Okay. I thought so. Let's
7 see. All right. I'll just start. And there is a --
8 like I said, everybody's got a plan til they're punched
9 in the mouth. But there is a plan for orderly evacuation
10 out of, not only this project, but out of any part of
11 Santee, that's already in the books, is there not?

12 CHIEF GARLOW: As a matter of fact, there's --
13 there's multiple plans, from the plan provided in the --
14 the EIR, the City's EOC, Emergency Operations Plan
15 Evacuation Attachment. The County of San Diego has
16 an annex cue of their emergency operation plan. All of
17 these plans identify or address evacuation.

18 To your point -- and I -- and I think to some
19 of the speakers' points -- evacuation and how we handle
20 it has -- has changed since 2003. We've had some
21 sophisticated upgrades in evacuation and how we affect
22 that evacuation. As Melanie mentioned, unified command
23 is -- is a general principle that we work with every day.
24 The Sheriff's Department and the Fire Department work
25 hand in hand almost daily, on fires, in evacuation, as

1 sort of practice under that incident command system.

2 Two points that I think should be identified in
3 how we address bottlenecks and those -- those -- things
4 of those natures that we've learned from issues like
5 during the Cocos Fire, which I have to -- to -- to note.
6 Our Captain was the incident commander on the Sheriff's
7 side of the Cocos Fire during the evacuation process. So
8 we do have quite a bit of experience to speak of.

9 Two main improvements in evacuations that have
10 been seen over the last couple years are geotargeting,
11 utilizing GIS system. The County's created public safety
12 grid maps, which are available to all first responders.
13 And the program and training has been ruled out over the
14 last 18 months, I believe. That plan was -- made it with
15 Sheriff's Department, CAL FIRE and many fire agencies, as
16 well as SDG&E was a main factor in developing those
17 public safety grid maps.

18 Now, what that means to us is the County's
19 broken down to grids and subsections of grids. The --
20 the successful evacuations we see are specific, targeted,
21 tiered, staggered evacuations. Meaning, we don't
22 evacuate like we did in 2003. The whole northern half of
23 the city, where it immediately bottlenecks, we -- we hear
24 those and we focus our efforts in specific areas that are
25 under threat, as opposed to general notifications, that

1 was seen kind of in Cocos Fire.

2 The advent of cell phones and the way those
3 wireless emergency alerts go out were broad. During the
4 Cocos Fire, I believe evacuation orders were received via
5 cell phone, registered cell phone on the alert, San
6 Diegos -- from here to Orange County. So you can imagine
7 the -- the bottlenecking and the -- the trouble that
8 caused.

9 In January of 2018, the FCC introduced rules,
10 mandating wireless carriers, such as AT&T/Verizon create
11 the ability to geotarget to one-tenth of a mile. So what
12 that means to us is that's -- that is a huge difference
13 in --

14 COUNCILMEMBER McNELIS: That's blocks.

15 CHIEF GARLOW: -- that we can -- we can -- the --
16 utilize the public safety grid map, fire -- fire
17 resources can show up, assess the risk, the fire, the
18 direction, the intensity, the speed, immediately
19 communicate that through a grid map system. An example
20 would be, we want 3241 D through A or whatever, where
21 prior to that, it was kinda just a this block to that
22 block, so we ended up making huge sections, which
23 caused -- contributed to some of that bottleneck.

24 Now, we could grid that off. We can get it to
25 the Sheriff's Department immediately. The Sheriff's

1 Department is our wireless emergency alert agency. So
2 they're the ones -- they have direct access through the
3 Sheriff's Department to get those alerts out through the
4 Wireless Emergency Alert System to that geotargeted area
5 of one-tenth of a mile, where now we're talking about
6 blocks.

7 COUNCILMEMBER McNELIS: Yeah.

8 CHIEF GARLOW: Other lessons that learn this --
9 Captain can speak more to this, but lessons learned on
10 their end, they're very good at evacuations. And what
11 they've learned is you don't send all your people to the
12 neighborhood affected. You send some resources
13 downstream to intersections and free up those lights and
14 you -- and you post those lights.

15 Some advancements, also, is REOC, if we had
16 time to set it up. As we see -- saw in the Cedar Fire,
17 we had several hours. We knew it was coming before it
18 hit the City. We -- we were waiting for it --

19 COUNCILMEMBER McNELIS: Yeah.

20 CHIEF GARLOW: -- basically. If that happened
21 today, we would have the ability to open the EOC
22 immediately. We could have it open within a half hour,
23 and we could have eyes on intersections, real time,
24 through the traffic cameras. We can assess what each
25 intersection is doing, real time, real vision, and make

1 real time decisions on making those traffic decisions,
2 moving it to the south or the east or west.

3 COUNCILMEMBER McNELIS: Or any direction you need it
4 to go.

5 CHIEF GARLOW: Any -- any direction we need it to.
6 So there's been some serious sophistication in the
7 evacuation process. So to your question about
8 bottlenecking and the emergency planning -- emergency
9 planning has changed also. Some of the plans that have
10 failed that the Mayor spoke of were very Specific Plans,
11 with specific trigger points, and that's very dangerous.
12 When you say, Hey, there's an incident here. This is
13 exactly how you -- how you evacuate or how you respond to
14 that emergency. We know that, yes, and that's -- that's
15 a controlled situation. That's how we'll respond.

16 COUNCILMEMBER McNELIS: They're rarely a controlled
17 situation though.

18 CHIEF GARLOW: What we see now is what we train on
19 is general strategies, tactics --

20 COUNCILMEMBER McNELIS: Yeah.

21 CHIEF GARLOW: -- and -- and objectives. And we
22 utilize and employ those sophisticated systems that we
23 have in our engines, on the computer, to benefit us and
24 to -- to solve those problems. But every incident, much
25 like the -- the Fire Protection Plan identifies, and does

1 a great job identifying that, although you can plan, no
2 emergency is going to present itself the same way and you
3 need to be able to fluidly respond to those.

4 COUNCILMEMBER McNELIS: But that technology allows
5 you to do that in real time, between the two -- the --
6 the two entities and organizations and organizationally
7 provide a -- a plan that's -- that's the most efficient,
8 given the circumstances?

9 CHIEF GARLOW: Absolutely. Better than we ever have
10 before.

11 COUNCILMEMBER McNELIS: And that's only getting --
12 it's only getting better, as technology is getting
13 better, and being able to pinpoint where a phone is.
14 Like you said, cell phones, if you're able to do that, I
15 mean, it's gonna get -- it's gonna get even tighter on
16 that --

17 CHIEF GARLOW: The -- the one --

18 COUNCILMEMBER McNELIS: -- in the coming months, not
19 years.

20 CHIEF GARLOW: Although, the rules are in place for
21 the one-tenth of the mile, the -- the wireless carriers
22 are catching up with it. They're not quite there yet.
23 But we understand they should be there in the next year
24 or so, and already, the grid map system is there. Those
25 alerting has been improved, so --

1 COUNCILMEMBER McNELIS: Thank you very much for
2 that. That was -- helped a lot. Someone talked about a
3 developer making money. Goodness. Yeah, we -- yes,
4 developers make money. That's -- so do restaurants, so
5 do grocery stores, so does everything, otherwise you
6 don't do it. That's what they do it for. Nobody does
7 anything just to lose money, unless you're apparently the
8 State of California.

9 But yes, that is not a bad thing for a
10 developer to want to make money, just like it is not a
11 bad thing for any business to want to make money.
12 It's -- you know, I understand the concern of doing it at
13 the peril of somebody else, but it's -- that's subjective
14 to -- one -- from one person to the next person.

15 Lack of affordability was brought up a couple
16 times. That lack of affordability is because of the lack
17 of opportunity. It's -- lack of affordability's because
18 there's not enough housing, period, in the County.
19 When -- I don't know if anybody watched the U -- the USD
20 economic report that was done, UT even did an article on
21 it. And the headline was, San Diego Economy -- San Diego
22 Economy doing great, except for housing. And I heard
23 that from -- I heard -- heard from numerous people, "See,
24 the housing market's crashing." And I thought, Wow,
25 that's crazy, because I see what's going on every day,

1 and then I read the actual article. The article talked
2 about, except for housing because housing is so far
3 behind that it's not allowing for the jobs that are being
4 created. It's not providing enough housing for the jobs
5 being created. For every three -- what was it 3.7 jobs
6 that have been created in the last eight years, only one
7 house has been developed.

8 So unless we're gonna have people coming in,
9 living four families or four -- four workers to every
10 single home, that's not sustainable. And so when you
11 have some of the higher end jobs that are able to pay
12 more for any house, that forces the work force housing to
13 become even more expensive.

14 So you have to be able to provide housing at
15 all levels, not just the very low, but the middle and
16 high end, to open up the market as a whole and provide
17 more housing, more options and that, just in and of
18 itself, helps with affordability at all levels as well.
19 If there's only four doodads and there's 20 people that
20 wanna buy those doodads, those doodads get expensive.
21 Period. And that's -- the more that we hold back and the
22 more -- whatever excuse we wanna make out of it for why
23 we're holding back, the more we hold back, the more
24 expensive it all gets. So the affordable housing isn't
25 even affordable anymore.

1 It was brought up that -- that all sprawl
2 development doesn't make sense, again. And 1.43 cents
3 for -- \$1.43 for every dollar. That's a national
4 average. And even -- even in the quote, semi-rural
5 development infrastructure and safety is -- I agree.
6 Semi-rural development in -- infrastructure and safety is
7 more expensive, because it takes more resources to get
8 people from here all the way over there on small,
9 sometimes dirt roads. We are not in a semi-rural
10 community. We're in a suburban community. Santee is not
11 semi-rural. Although, anybody that's west of the 5
12 thinks we are, we're not. This is a -- this is a
13 suburban community that does not have public safety
14 traversing many miles to get to the action. It's just --
15 that's -- you -- you can't call one the other. It's not
16 the same.

17 Westin, the -- the roads in Westin that -- you
18 know, the widths and all that stuff, that was designed
19 under San Diego -- the City of San Diego's building
20 structure -- or building codes, not under Santee's. No,
21 we're -- that's not something that we're looking to do
22 either. We -- you hear from our Fire Chief how important
23 it is for anybody to -- and that's not just -- we're not
24 talking about Fanita Ranch. I'm talking about any
25 development. They've gotta get -- be able to get those

1 trucks in and out and parking has to be taken and
2 accounted for and -- with the -- the road width and for
3 the trucks to get in and out.

4 And lastly, opposition to every development has
5 existed. Every development in Santee that's been built,
6 somebody opposed at one point or another. They didn't
7 want it. Including -- including the houses that
8 everybody up here sits -- lives in, every one of us.

9 I know people that said, "I fought against your
10 house going in." My house is built just over 20 years
11 ago. And even where these guys lived, they were built a
12 lot longer ago. Your houses were built in the '80s.
13 People opposed those every single town. No more housing.
14 No more housing. No more housing. Yet, we all -- you
15 all -- you all live in those houses that people said, "No
16 more housing," to yours." And now we're doing it to
17 somebody else and that is why it's so -- there is such a
18 lack of affordability in California.

19 You -- you can't just say no to this all the
20 time. This is what it is. This is -- it's either gonna
21 be done the way we want it to be done and have control,
22 or it's gonna be done to us where we don't have any
23 control, and it's not gonna be a project that you're
24 gonna want to see in your backyard for sure. So that's
25 my end.

1 MAYOR MINTO: Thank you. Stephen.

2 VICE MAYOR HOULAHAN: (Mic inaudible) -- going on --
3 (Mic inaudible).

4 MAYOR MINTO: Excuse me, Stephen. Can you get a
5 little bit closer to the microphone. Thanks.

6 VICE MAYOR HOULAHAN: So sorry. So sorry. Anyway,
7 (Mic inaudible). I would expect when the develop -- if
8 the development is built, that mutual threat zone would
9 be adjusted to -- it only covers -- actually, it covers
10 some along the Santana -- the -- the wild land urban
11 interface area, on the east side of our City right now.
12 So it does cover some streets and homes in a developed
13 neighborhood. Falls within that mutual threat zone and
14 their -- their borders. And we use -- we use roadways,
15 so we can easily identify those borders.

16 We may adjust those to a quarter mile or
17 depending on topography, fuel, things of that nature, but
18 it still would, in my opinion, and I would fully expect
19 to be in place, that, that would still be a mutual
20 threat. Because by definition it's a mutual -- any area
21 that's a mutual threat, being any area that a fire could
22 start and move into SRA is what CAL FIRE wants to spend
23 their money on to keep our local fires small, before they
24 become major wild land fires and expense.

25 VICE MAYOR HOULAHAN: (Mic inaudible).

1 COUNCILMEMBER HALL: And we're overdue.

2 VICE MAYOR HOULAHAN: I think there would be fire.
3 Now, I wanna move on to (Mic inaudible) as much as it
4 (Mic inaudible) about fire modifications (Mic inaudible)
5 exit on (Mic inaudible).

6 MAYOR MINTO: Thanks, Ronn.

7 COUNCILMEMBER HALL: I'm gonna try and -- try and be
8 a little briefer, if I can. The evacuation route --
9 first of all, the Fanita -- they will -- that's -- that's
10 one lane in each direction. They're gonna expand that
11 out. I know Padre Dam wanted part of that. Do they plan
12 on making that two -- two lanes all the way down to Mast,
13 then, correct? I'm talking right on the lakes. So
14 coming down there off of Fanita Parkway, right on the
15 lakes.

16 MAYOR MINTO: Melanie, do you have that information?

17 COUNCILMEMBER HALL: 'Cause right now it's --

18 DIRECTOR KUSH: Yes. It would be two lanes from
19 Ganley towards Mast.

20 COUNCILMEMBER HALL: Those are going all -- they're
21 going in -- in towards it. They're going eastward to
22 open up those lanes.

23 DIRECTOR KUSH: Their going -- are we on --

24 COUNCILMEMBER HALL: As I recall, they own that
25 property.

1 DIRECTOR KUSH: Yeah. Are we on Fanita Parkway?

2 COUNCILMEMBER HALL: Yes.

3 DIRECTOR KUSH: Okay. So the question is: Two
4 lanes from --

5 COUNCILMEMBER HALL: Right now, it's two lanes from
6 Mast up to where it dies, basically, to the campgrounds.

7 DIRECTOR KUSH: It -- there -- it will continue to
8 be two lanes.

9 COUNCILMEMBER HALL: Okay. So they're not expanding
10 that to three lanes, even though they said they were
11 gonna expand them to three lanes?

12 DIRECTOR KUSH: They are going to be expanding to
13 three lanes in -- from Ganley to -- what it -- the --

14 COUNCILMEMBER HALL: Jeff -- Jeff's there. Jeff, do
15 you wanna answer that question?

16 DIRECTOR KUSH: I think that'll be better. Thank
17 you. I don't have the map in front of me.

18 MR. O'CONNOR: Sure. Fan -- Fanita Parkway, right
19 now, has one lane in each way --

20 COUNCILMEMBER HALL: Correct.

21 MR. O'CONNOR: -- from Mast Boulevard to Lake
22 Canyon, it'll have two lanes in each way. And then,
23 going north, one of those lanes gets dropped, but there's
24 always two lanes coming south.

25 COUNCILMEMBER HALL: Okay. So we will be -- and I'm

1 talking about Lake -- I couldn't remember the street it
2 ended on. But -- so Lake Canyon down to Mast is what I
3 was concerned about.

4 MR. O'CONNOR: The two lanes in each directions.

5 COUNCILMEMBER HALL: Okay. Okay. Perfect. That's
6 what I wanted to know. So that answered that question.
7 The evacuation, I have a -- I have a weird question for
8 you, Chief. You know how you're talking about you can do
9 a tenth of a mile or whatever? Do they have the ability
10 of, like, saying go to -- the Waze thing going -- telling
11 them how to evacuate? Like, say, okay, You need to
12 evacuate, take this route here. And then you get another
13 group that goes, Take this route down Magnolia. Another
14 one says maybe, Take this route here. Do they have that
15 route available or how does it -- just -- just says, Get
16 the heck out of here?

17 MAYOR MINTO: Dan might be (Unintelligible).

18 CHIEF GARLOW: Yeah, I may end up turning some of
19 this over to Dan, but --

20 COUNCILMEMBER HALL: Okay.

21 CHIEF GARLOW: -- the wireless emergency alert only
22 alerts -- or in the future, hopefully the new future,
23 under that FCC rules will only identify the area.

24 COUNCILMEMBER HALL: Right.

25 CHIEF GARLOW: And that alert says whatever the

1 Captain wants it to say.

2 COUNCILMEMBER HALL: Okay. But I'm think --
3 think -- you know, take it -- if it could actually direct
4 them a route where, you know, some of them are going down
5 Magnolia and some of them are going down Cuyamaca, you
6 may not have a -- a problem.

7 CHIEF GARLOW: So we can, through that alerting, the
8 Captain does have the ability to add -- 'cause they're
9 increasing characters, also.

10 COUNCILMEMBER HALL: Right.

11 CHIEF GARLOW: For those that understand, there's a
12 limited number of characters --

13 COUNCILMEMBER HALL: Right.

14 CHIEF GARLOW: -- available through WEA. They're
15 increasing that, almost triple or -- or more, to give
16 more information on that WEA, the Captain would have the
17 ability to, real time, update those WEAs --

18 COUNCILMEMBER HALL: 'Cause -- 'cause frankly, that
19 might solve some traffic problems we'd have in the
20 future.

21 CHIEF GARLOW: In addition to that, I think what
22 we're seeing in -- in the real-life responses, what we're
23 seeing is Facebook, social media. Those -- those things
24 are giving directions. And as you know, we have a -- a
25 pretty robust social media presence, both with the City

1 and the fire department, and there's -- there's mixed
2 messages in that. We want to alert everybody what we're
3 doing daily. But also, we want to create a following, on
4 social media, specifically for emergency scenes. We are
5 very good at getting information out quickly, because if
6 we don't, we know somebody will --

7 COUNCILMEMBER HALL: Yep.

8 CHIEF GARLOW: -- and it may not be accurate. So to
9 your point, we can utilize our social media platforms,
10 our connections, our real-time interactions between under
11 unified command with the Sheriff's Department. The
12 Sheriff can tell us, immediately, real time, what each
13 intersection looks like, even before we have our EOC
14 open --

15 COUNCILMEMBER HALL: Okay.

16 CHIEF GARLOW: -- or if we don't have time yet. So
17 to your point, yes, we can update those. We can tell
18 them which way to go, real time, based on --

19 COUNCILMEMBER HALL: Yeah, 'cause I think that would
20 be -- that's how you'd make a plan, basically. I just
21 didn't know if it was available. So you were gonna say
22 something.

23 CAPTAIN BRISLIN: You know, Councilmember Hall, I
24 think -- you know, fortunately with the Sheriff's
25 Department, San Diego Sheriff's Department, cover about

1 4200 square miles. A lot of it has to do with wild land
2 risk and unfortunately, over my years, I've had the
3 experiences. Like, Mayor, you talked about I was
4 directly involved in the evacuations in 2003 of Ramona
5 and Valley Center, and these really bottlenecked areas as
6 well. I was also squad leader of -- in the 2007 fires.
7 I was the area commander of Pala, Valley Center, Palma,
8 during the Cocos Fires, which were the sister to San
9 Marcos as well. And ultimately, seeing that the
10 Department Operations Center.

11 So any of these cases, I talk about, Hey, look,
12 there are incidents where the law enforcement is the lead
13 in an incident and they -- and fire will be our support.
14 In this case, unified command. We take the directions.
15 We take them strategically, with fire, and I will echo
16 the sentiment that we have learned a lot of things along
17 the way. We've gotten better at -- at doing these
18 things. And strategically, moving things quickly.
19 However we needed to do that, through the main arteries,
20 through the veins of the capillaries to get people to
21 safety.

22 COUNCILMEMBER HALL: Right.

23 CAPTAIN BRISLIN: And -- and really, we take the
24 direction and the expertise of fire behavior directly
25 from the fire department.

1 COUNCILMEMBER HALL: And I know that -- that since
2 2003, I mean, it's just night and day. I remember at one
3 point they were saying a half a million people were
4 evacuated in San Diego and you're going, Well, that's
5 just total chaos at that point. But everybody back then,
6 if -- if you remember back, that was chaos. You know.
7 I -- I -- I'm on the other end of the fires.

8 I'm on the aftermath of the fires. I've walked
9 Crest. I've -- I've given out blankets for Shadow
10 Mountain to people and clothes and things like that. We
11 set up -- we worked with Shadow Mountain to -- I've been
12 on the Allstate CAT team or been with the Allstate CAT
13 team. And when you're walking through somebody's ruins,
14 it's not fun. So it's -- it's a tough job. So we -- we
15 wanna make sure that when these things happen, if this
16 does happen, that we are prepared so we don't have to do
17 that.

18 In 2003, we did our job. The fire department
19 did their job and they -- they saved the City. That's a
20 (Unintelligible) point, as far as I'm concerned. It's
21 also a -- a little scary part, 'cause now your -- your
22 standards are held high, but -- but it's good that you
23 did such a good job back then and it really is -- when
24 you have 2500 homes in Rancho Bernardo and all that area
25 going -- going down, that's not a good thing.

1 In 2007, I've mentioned this before, my
2 brother's house in Rancho Bernardo -- or in -- right
3 above North County Fair in Escondido burned down, and I
4 was there for that one. And I had actually realized that
5 it was a problem. And so I actually said, "You need to
6 start videotaping everything in your house," and
7 everybody laughed at me. Twelve hours later, his house
8 burned down. So it's -- it's something that we need to
9 make sure that we're prepared for and the Mayor -- and
10 like Rob said, I guess is the best way is, you -- you're
11 completely prepared, until they punch you in the face.

12 The City, since Marlene has been here has done
13 fantastic job. I mean, we actually have an emergency
14 center now.

15 UNIDENTIFIED SPEAKER: (Unintelligible).

16 COUNCILMEMBER HALL: Well -- and everybody, I guess,
17 has done a -- you know, back then we didn't, you know --
18 before then, we didn't even have it. So -- and -- and we
19 are preparing for this. But again, it's not really there
20 until we do it. As far as Fanita Ranch goes, and fire
21 station, I assume those are our fire trucks? Wherever
22 Jeff is. You're not buying us a fire truck, are you?

23 MR. O'CONNOR: Two.

24 COUNCILMEMBER HALL: Are you buying us two? Okay.
25 They're a million dollars each, by the way. Just so you

1 know. But the -- the manning of it. You know, I -- I go
2 by the "Trust but verify," and I see what's happening at
3 Sky Ranch, and we need to make sure, in the fine print,
4 that we have the ability to go in there, regardless, and
5 start holding people accountable.

6 I would like to see Sky Ranch put on the
7 agenda, or at least in closed session, frankly. I think
8 the time has come. We've talked about this enough, and
9 the time has come to deal with it. So they don't wanna
10 deal with it, so we will at that point. So that's about
11 it. I -- I will remind everybody, public safety's first,
12 and that's what we're here for. We're here for public
13 safety. We're here to make sure that when there's a
14 problem in the City, it's taken care of.

15 And I -- we have bought fire trucks. We
16 have -- there's a brand new one sitting out front there.
17 It just came in. It's a really nice one. Look at it on
18 the way out, because it's a really good fire truck, and
19 that's what it's here for is to protect us. It's a brush
20 rig. It can go in those hills and it can take care of
21 it, and that's what we want.

22 But the Sheriff's Department, I would not go
23 with anybody else, frankly, because the Sheriff's
24 Department is a professional agency. All you had to do
25 is look at the some of the things that have gone on.

1 The -- the El Cajon event, the Trump rally, where they
2 marched him across that bridge, all the demonstrators,
3 and brought him across the bridge and shut them down. So
4 there's -- I don't care what politics you're with, when
5 you had a problem like that, they took care of it.

6 When the El Cajon shooting happened, they're
7 the ones that came in and bailed everybody out. So we
8 need to -- our public safety is the Sheriff's Department
9 first. They're our priorities here (Unintelligible).
10 There's no way I'd even consider anybody else. SANDAG.
11 What can we say about SANDAG?

12 MAYOR MINTO: Don't.

13 COUNCILMEMBER HALL: Everybody keeps talking
14 about -- and it's called the NIMBY thing. And actually,
15 I think if you listen to the news today, they -- the
16 whole NIMBY thing came up again today. And NIMBYs are
17 Not In My Backyard. Now, I understand a lot of this,
18 frankly. I'm not taking a stand either way. I don't --
19 you know, to me it's not that big a deal.

20 But the reality is, we need to -- we're being
21 told to build. We're absolutely being told to build.
22 Those eight units, we had -- we had to build them. They
23 fit. You know, Stephen agreed with us. It -- it was
24 all -- the ones over there by -- the old RCP, those fit.
25 We have to build.

1 There are 900 units available right across Town
2 Center Park. We're gonna have to build. They're not up
3 for our debate. There's nothing we could do. Those are
4 900 units coming in, so get ready for them, 'cause
5 they're gonna be there. And there's nothing we can do,
6 whether we want them or not. So we have to build in
7 Santee, whether we like it or not.

8 There's a brash that keeps coming back called
9 the SB-50, and the Mayor can tell you more about it, but
10 basically, they're gonna build for us, if we don't. So
11 everybody keeps saying we can't do this, but the reality
12 is, we don't have a choice. And I completely agree with
13 everybody here, including Van on this one.

14 We have to make sure when we build, that we
15 have the streets there. We have to make sure that when
16 the time comes, we need -- and HomeFed, listen carefully,
17 we need a service fee, community facility district,
18 tacked on there, 'cause you're gonna have -- they're
19 gonna have to pay for their fire service or their police
20 service. Period. Westin did it. You're -- they're
21 gonna have to do it. So that's it.

22 And they're gonna have to pay for the parks and
23 they're gonna have to pay for everything else. So plan
24 on that being there, 'cause that's happening. And so --
25 and Melanie, read the fine print. That's all I'm saying.

1 Trust, but verify. We have -- we don't need another Sky
2 Ranch. Period. So put it on the calendar.

3 MAYOR MINTO: All right then. Okay. I'm gonna
4 finish up some comments here. First of all, Jeff, could
5 you come up for just a second? We've had questions about
6 evacuations, and I -- and I think we've kind of beat this
7 into the ground. Let me ask you this one question, I
8 guess: Do you -- these are silly questions, but I'm
9 gonna ask them anyways. You have traffic engineers
10 working for you?

11 MR. O'CONNOR: Correct.

12 MAYOR MINTO: Civic engineers working for you?

13 MR. O'CONNOR: Yes.

14 MAYOR MINTO: Do you have planners working for you?

15 MR. O'CONNOR: Several.

16 MAYOR MINTO: Okay. Do they have education
17 experience in designing a home, planned -- a planned
18 development that takes into account evacuations in areas
19 like this?

20 MR. O'CONNOR: Yes.

21 MAYOR MINTO: Okay. Thank you. Melanie, does the
22 City of Santee employ planners?

23 CITY MANAGER BEST: Yes. Yes, we do.

24 MAYOR MINTO: Traffic engineers?

25 CITY MANAGER BEST: Yes, we do.

1 MAYOR MINTO: Civil engineers?

2 CITY MANAGER BEST: Yes.

3 MAYOR MINTO: Are they trained and do they have the
4 experience to look at his documents and the engineering
5 plans and things that come from his company so that they
6 will address evacuations in this City?

7 CITY MANAGER BEST: Yes. Yes, they are.

8 MAYOR MINTO: Like I said, silly questions, but
9 there are people who will say we don't look at that and
10 we don't care. And I'm saying that professionals look at
11 that. We're not the professionals sitting on the dais
12 here. I am speaking for us. And I can tell you, that's
13 why we rely on the professionals. Okay. So I wanna
14 thank you for that.

15 MR. O'CONNOR: Can I add one thing?

16 MAYOR MINTO: Sure.

17 MR. O'CONNOR: I -- I was in error, and I wanna fix
18 the record. When Ronn asked me -- Mr. Hall asked me how
19 many lanes were on Fanita Parkway. From Mast Boulevard
20 to Lake Canyon, there's two lanes in each way. That --
21 those two -- those two lanes each way continue all the
22 way to Ganley. And then, north of Ganley, there's one
23 northbound lane and two southbound lanes.

24 MAYOR MINTO: Okay. Great. Thank you.

25 MR. O'CONNOR: So I was in error there.

1 UNIDENTIFIED SPEAKER: (Unintelligible).

2 MR. O'CONNOR: Pardon me?

3 UNIDENTIFIED SPEAKER: (Unintelligible).

4 MAYOR MINTO: Yeah.

5 MR. O'CONNOR: Oh, we are. We're -- we're -- we're
6 adding a lane in each direction, all the way to Ganley.

7 MAYOR MINTO: All right. Thanks.

8 MR. O'CONNOR: Thank you.

9 MAYOR MINTO: You know, I just wanna address one
10 thing as -- because I know that Stephen made a comment
11 about fire sprinklers in the home, versus outside the
12 home. Not a bad idea to have them outside the home. But
13 you know what? If you have a fire in a home and it burns
14 down, it probably is gonna spread. So you wanna put out
15 a fire, regardless of where it's at, as fast as possible.
16 Is that correct, Chief?

17 COUNCILMEMBER HALL: Well, doesn't the County
18 require (Unintelligible)?

19 MAYOR MINTO: Yeah, I -- I -- I -- I thought I knew
20 that.

21 CHIEF GARLOW: Well, we could be talking about two
22 different things.

23 MAYOR MINTO: We are talking about two different
24 things.

25 CHIEF GARLOW: Fire -- fire sprinklers -- sprinklers

1 designed to fight fires outside are not required and --
2 and --

3 MAYOR MINTO: Correct.

4 CHIEF GARLOW: -- I'm not familiar with that.

5 MAYOR MINTO: Right. I understand that.

6 CHIEF GARLOW: But irrigated --

7 MAYOR MINTO: I'm just making a point that you wanna
8 put a fire out inside the home so it doesn't spread?

9 CHIEF GARLOW: Yes.

10 MAYOR MINTO: Period. As fast as you can.

11 CHIEF GARLOW: Correct.

12 MAYOR MINTO: And so -- you -- so if you had them
13 outside, that'd be great, too, but there's no code that
14 requires it to be outside?

15 CHIEF GARLOW: No. Just the irrigated vegetation in
16 the --

17 MAYOR MINTO: Right.

18 CHIEF GARLOW: -- modified zones.

19 MAYOR MINTO: So -- and then I -- I wanna make it
20 clear again tonight that this is a workshop. There are
21 no decisions that have been made here. So when we've had
22 people ask to look into doing certain things, we'll be
23 looking into those things. It's not like we already have
24 this plan and we don't care what the comments are, we're
25 just gonna do what we want anyways. I know that the

1 Council's made recommendations and asked questions.
2 The -- the folks that have spoken tonight have made
3 comments and recommendations and we're gonna continue to
4 look at those. Some of those things will be, you know,
5 included in the plan, some will not. That's why you have
6 a workshop. In the past, we didn't have workshops. We
7 just let happen what's gonna happen. And you know what?
8 It's important to have input from everybody. And -- and
9 that's what we've done.

10 And so -- except for the silly comments that
11 I've made and the questions that I ask regarding
12 evacuations, I think everything was pretty important to
13 hear tonight. I passed a note to the City Manager, "Hey,
14 I think this is a great workshop tonight," and I think
15 it 'cause there's a lot of people that were heard. And
16 keep in mind what I said. I think there were a lot of
17 people heard. Not just listened to, but heard. So
18 anyways, unless there's any further -- I'm not gonna ask
19 about that. Okay. I'm just gonna say this workshop is
20 now closed. Thank you very much, everybody, for your
21 patience. We did spend a lot of time, but it's important
22 time. Thank you.

23 -oOo-
24
25

C E R T I F I C A T E

I, Krisha Alatorre, a transcriber and court reporter for Barrett Reporting, do hereby certify:

That said tape recordings were listened to by me and were transcribed into typewriting under my direction and supervision; and I hereby certify that the foregoing transcript of the tape recordings is a full, true, and correct transcript, to the best of my ability.

I further certify that I am neither counsel for nor related to any party to said action, not in any way interested in the outcome thereof.

In witness whereof, I have hereunto subscribed my name this 28th day of August, 2020.



Krisha Alatorre

CSR No. 13255