



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

## CITY OF SANTEE REGULAR MEETING AGENDA Santee City Council

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

### MEETING INFORMATION

**Wednesday, December 14, 2022**  
**6:30 p.m.**  
**Council Chambers | Building 2**  
**10601 Magnolia Ave • Santee, CA 92071**

### Staff

Assistant to the City Manager | Kathy Valverde  
Community Services Director | Nicolas Chavez  
Finance Director/Treasurer | Heather Jennings  
Fire & Life Safety Director/Fire Chief | John Garlow  
Human Resources Director | Matt Rankin  
Law Enforcement | Captain Michael McNeill

### TO WATCH LIVE:

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

### IN-PERSON ATTENDANCE

Please be advised that current public health orders recommend that attendees wear face coverings while inside the Council Chambers.

### LIVE PUBLIC COMMENT

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

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



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

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

**LEGISLATIVE INVOCATION:** Lakeside Community Presbyterian Church – Timothy Avazian

**PLEDGE OF ALLEGIANCE**

**CONSENT CALENDAR:**

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

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**
- (2) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (3) **Approval of the Expenditure of \$98,326.60 for November 2022 Legal Services and Reimbursable Costs. (Finance – Jennings)**
- (4) **Adoption of a Resolution Awarding a Professional Services Agreement to Disabled Access Consultants for the Completion of an Americans Disabilities Act (ADA) Self-Evaluation and Transition Plan and Authorizing the City Manager to Execute the Agreement. (Human Resources – Rankin)**
- (5) **Adoption of a Resolution Accepting the Citywide Pavement Repair and Rehabilitation Program 2022 (CIP 2022-01) Project as Complete. (Development Services – Engineering)**
- (6) **Adoption of a Resolution Authorizing the Purchase of a New 2024 Freightliner 114SD Conventional Chassis with a 15-Foot Dump Body Truck from PB Loader Corporation, per Sourcewell Contract #080521-PBL. (Fire – Garlow)**
- (7) **Adoption of a Resolution Authorizing the City Manager to Execute a Second Amendment to the Professional Services Agreement with Harris & Associates for the Safety and Environmental Justice Element. (Development Services – Planning)**



- (8) Adoption of a Resolution Authorizing the Appropriation and Expenditure of FY 2020 State Homeland Security Grant Funds in Accordance with all Program Requirements. (Fire – Garlow)
- (9) Adoption of a Resolution Authorizing Purchase of a New 2024 Ford E450 Chassis with Remount of Existing Ambulance Module onto the New Chassis and Trade-In of a 2017 Ford E450 Chassis, all with Braun Northwest, Inc. per HGACBUY Contract AM10-20. (Fire – Garlow)
- (10) Claim Against the City by Juanita Gibeault. (Human Resources – Rankin)
- (11) Proposed New Service Rates for the Waste Management Franchise Agreement for Solid Waste Services. (Community Services – Chavez)

**NON-AGENDA PUBLIC COMMENT (15 minutes):**

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

**PUBLIC HEARING:**

- (12) Public Hearing for Conditional Use Permit P2021-1 and California Environmental Quality Act (CEQA) Exemption Prepared Pursuant to Section 15332 of the CEQA Guidelines for the Development of a 1,740 Square-Foot Restaurant with a Drive-Through in the General Commercial Zone (GC). The Project Location is 10308 Mission Gorge Road. Applicant: David Beshay; DNBA Properties, LLC. (Development Services – Planning)

Recommendation:

1. Conduct and close the Public Hearing; and
2. Adopt the Resolution approving Conditional Use Permit P2021-1 and finding the project exempt from CEQA.



- (13) Public Hearing for Tentative Map TM2021-1, Development Review Permit DR2021-2 and California Environmental Quality Act (CEQA) Exemption AEIS2021-4 Prepared Pursuant to Section 15332 of the CEQA Guidelines for a Nine-Lot Residential Subdivision Located at the Northeast and Southeast Corners of Fanita Parkway and Lake Canyon Road in the Low-Medium Density Residential Zone (R-2) (Applicant: HomeFed Fanita Rancho, LLC). (Development Services – Planning)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Find that Tentative Map TM2021-1 and Development Review Permit DR2021-2 will not have a significant effect on the environment; approve the Notice of Exemption AEIS2021-4 prepared in accordance with CEQA; authorize a filing of the Notice of Exemption; and
3. Adopt the Resolution approving Tentative Map TM2021-1; and
4. Adopt the Resolution approving Development Review Permit DR2021-2.

- (14) Adoption of an Urgency Ordinance and Introduction and First Reading of a Non-Urgency Ordinance of the City of Santee, California, Amending Section 13.10.045 of the Santee Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and Determining the Ordinance to be Exempt from the California Environmental Quality Act Under California Public Resources Code Section 21080.17. (Development Services – Planning)**

Recommendation:

It is recommended that the City Council:

1. Open the Public Hearing and receive comments; and
2. Close the Public Hearing; and
3. Adopt the Urgency Ordinance; and
4. Introduce and conduct the First Reading of the Non-Urgency Ordinance and schedule the Second Reading for January 11, 2023.

**CONTINUED BUSINESS:**

- (15) Adoption of a Resolution Approving the First Amendment to Disposition and Development Agreement Between the City of Santee and Excel Acquisitions, LLC, for Development of Real Property Known as Parcel 4 of Parcel Map 18857 Located in Trolley Square. (City Manager/City Attorney – Best/Hagerty)**

Recommendation:

It is recommended that the City Council approve the Resolution approving the First Amendment to the DDA.



**NEW BUSINESS:**

- (16) Adoption of Urgency Ordinance and Introduction of Non-Urgency Ordinance Establishing an Automatic One-Year Extension for Active Development Approvals, Due to the Economic Impacts of the Novel Coronavirus (COVID-19). (City Manager – Best)**

Recommendation:

1. Adopt the Urgency Ordinance.
2. Conduct First Reading of the Non-Urgency Ordinance.
3. Set the Non-Urgency Ordinance for Second Reading on January 11, 2023.

- (17) Approval of a Resolution Declaring Pursuant to Government Code Section 54221 that Real Property Owned by the City Located on Mission Gorge Road Near Forester Creek (Assessor Parcel Numbers 383-124-18, 383-124-20, 383-124-54 and 383-124-56), are Non-Exempt Surplus Land, Approving the Form of Notice of Availability Therefor, Authorizing the City Manager to Comply with the Surplus Land Act, and Finding the Foregoing Categorically Exempt from CEQA Review Because it is Not a Project Subject to CEQA Review and, in the Alternative, it is Exempt Under CEQA Pursuant to a Class 12 Categorical Exemption. (City Manager – Best)**

Recommendation:

Adopt the Resolution declaring the subject property as surplus land, and implementing procedures pursuant to Government Code Section 54221.

- (18) Resolution Declaring Pursuant to Government Code Section 54221 that Real Property Owned by the City Located at 9860 Prospect Avenue (Assessor Parcel Number 384-161-10), is Exempt Surplus Land, and Finding that Such Declaration is Exempt from Environmental Review Under the California Environmental Quality Act. (City Manager – Best)**

Recommendation:

Adopt the Resolution declaring the subject property as exempt surplus land, and making findings to support this declaration, pursuant to Government Code Section 54221.

- (19) Resolution Appointing Tim McDermott as Interim Senior Accountant During a Recruitment for the Vacant Position, and Establishing an Exception to the 180-Day Waiting Period. (Human Resources/Finance – Rankin/Jennings)**

Recommendation:

Adopt a Resolution appointing Tim McDermott as Senior Accountant on an Interim Basis, establishing a 180-day wait period exception and approving Employment Agreement.



**(20) Appointment of Boards, Commissions and Committees Representatives for Council and Citizen Committees. (Mayor – Minto)**

Recommendation:

Take action on the Mayor’s recommendation to the City’s Boards, Commissions and Committees appointments.

**(21) Selection of Mayor Pro Tempore (Vice Mayor). (Mayor – Minto)**

Recommendation:

Select the next Vice Mayor for the term beginning December 14, 2022.



**OATH OF OFFICE**

**(22) Administration of Oath of Office for Member of the City Council District 1 and Member of the City Council District 2. (City Clerk – Ortiz)**

Recommendation:

The newly appointed Council Members for District 1 and 2 will participate in the administration of the Oath of Office.

**NON-AGENDA PUBLIC COMMENT (Continued):**

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

**CITY COUNCIL REPORTS:**

**CITY MANAGER REPORTS:**

**CITY ATTORNEY REPORTS:**

**CLOSED SESSION:**

**ADJOURNMENT:**





**BOARDS, COMMISSIONS & COMMITTEES  
DECEMBER & JANUARY MEETINGS**

<del>Dec</del>	<del>01</del>	<del>SPARC <b>Cancelled</b></del>	<del>Council Chamber</del>
<del>Dec</del>	<del>12</del>	<del>Community Oriented Policing Committee <b>Cancelled</b></del>	<del>Council Chamber</del>
Dec	14	Council Meeting	Council Chamber
Jan	05	SPARC	Council Chamber
Jan	09	Community Oriented Policing Committee	Council Chamber
Jan	11	Council Meeting	Council Chamber
Jan	25	Council Meeting	Council Chamber

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

**For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City’s website at [www.CityofSanteeCA.gov](http://www.CityofSanteeCA.gov).**

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





**MEETING DATE** December 14, 2022

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

**DIRECTOR/DEPARTMENT** Annette Ortiz, CMC, City Clerk

**SUMMARY**

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

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

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

**FINANCIAL STATEMENT**

N/A

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION**

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

**ATTACHMENT**

None



**MEETING DATE** December 14, 2022

**ITEM TITLE** PAYMENT OF DEMANDS

**DIRECTOR/DEPARTMENT** Heather Jennings, Finance

**SUMMARY**

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

**FINANCIAL STATEMENT** #8

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

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** MJB

Approve the Payment of Demands as presented.

**ATTACHMENT**

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



Payment of Demands  
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/01/22	Retiree Health	\$ 5,567.00
11/03/22	Payroll	413,894.32
11/02/22	Accounts Payable	1,597,429.11
11/03/22	Accounts Payable	223,103.27
11/04/22	Accounts Payable	37,457.60
11/07/22	Accounts Payable	124,780.09
11/08/22	Accounts Payable	122,868.26
11/09/22	Accounts Payable	39,592.73
11/10/22	Accounts Payable	3,887.36
11/10/22	Accounts Payable	13,423.31
11/16/22	Accounts Payable	245,444.27
11/17/22	Payroll	402,860.09
11/17/22	Accounts Payable	11,259.91
11/18/22	Accounts Payable	35,873.42
11/18/22	Accounts Payable	34,972.83
11/21/22	Accounts Payable	118,302.69
11/22/22	Accounts Payable	122,233.81
11/23/22	Accounts Payable	1,630,763.54
11/30/22	Accounts Payable	547,742.09
11/30/22	Retiree Health	5,567.00
12/01/22	Accounts Payable	210,632.38
12/01/22	Payroll	412,390.91

12/02/22	Accounts Payable	35,678.68
12/05/22	Accounts Payable	<u>121,405.34</u>
	TOTAL	<u>\$6,517,130.01</u>

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

  
\_\_\_\_\_  
Heather Jennings, Director of Finance

EARNINGS SECTION					DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
Grand Totals					Employees: 32								
reth			5,824.00		catax	5,824.00	46.00						
					fedtax	5,824.00	211.00						
Grand Totals	0.00		5,824.00				257.00	0.00					

Gross:	5,824.00
Net:	5,567.00

<< No Errors / No Warnings >>

*OK  
EB  
11/1/22*

*Transfer  
November 2022 Return Health*

Payroll Processing Report  
CITY OF SANTEE  
10/13/2022 to 10/26/2022-1 Cycle b

EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
unif			700.00		roth	27,976.61	4,278.49						
unifp			500.00		sb-1		73.47						
vacc	0.46				sb-3		51.15						
vacp	283.11		8,095.56		sffa		2,583.45						
vtkn	229.26		11,108.39		sffapc		410.40						
wcnt	156.00		5,096.67		st1cs3	93,256.73	2,797.70	-2,797.70					
wctx	30.00		1,104.21		st2cs3	13,358.59	400.75	-400.75					
wellne			444.59		texlif		55.19						
					vaccpr		558.35						
					vaccpt		261.03						
					vcanpr		411.61						
					vcanpt		151.05						
					vgcipt		79.44						
					vision		478.99						
					voladd		29.51						
					voldis		234.94						
					vollad			234.12					
					vollif		234.14						
<b>Grand Totals</b>	15,634.64		641,248.91				227,354.59	259,599.45					

Gross:	641,248.91
Net:	413,894.32

<< No Errors / 17 Warnings >>

Transfer  
 → PE 10/26/22  
 → Date 11/3/22

EB

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131940	11/2/2022	10003 A & B SAW & LAWNMOWER SHOP	0001097	53856	EQUIPMENT MAINTENANCE	192.50
<b>Total :</b>						<b>192.50</b>
131941	11/2/2022	11139 ACE UNIFORMS AND ACCESSORIES	314062	54089	SAFETY APPAREL	409.44
			314631	54089	SAFETY APPAREL	409.44
			314753	54089	SAFETY APPAREL	409.44
<b>Total :</b>						<b>1,228.32</b>
131942	11/2/2022	12969 AMERICAN ICE CO	211002626	54091	SPECIAL EVENT SUPPLIES	1,025.00
<b>Total :</b>						<b>1,025.00</b>
131943	11/2/2022	14590 AP TRITON, LLC	2022-384	53850	RISK ASSESSMENT & DELIVERY AT	3,506.80
<b>Total :</b>						<b>3,506.80</b>
131944	11/2/2022	10412 AT&T	301053963-NOV22		MAST PARK	90.95
<b>Total :</b>						<b>90.95</b>
131945	11/2/2022	14306 AZTEC LANDSCAPING, INC	J1272	53940	CUSTODIAL SERVICES - PARKS	186.63
<b>Total :</b>						<b>186.63</b>
131946	11/2/2022	10924 BATTISTI, JEREMY	258571		EMPLOYEE REIMBURSEMENT	200.00
<b>Total :</b>						<b>200.00</b>
131947	11/2/2022	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS SEP 2022		LEGAL SVCS SEP 2022	121,240.08
<b>Total :</b>						<b>121,240.08</b>
131948	11/2/2022	10008 BPI PLUMBING	S-31927	53952	PLUMBING SERVICE	900.00
			S-31930	53952	PLUMBING SERVICE	900.00
			S-31931	53952	PLUMBING SERVICES	1,125.00
			S-31995	53952	PLUMBING SERVICES	1,110.71
<b>Total :</b>						<b>4,035.71</b>
131949	11/2/2022	10299 CARQUEST AUTO PARTS	11102-570193	53869	VEHICLE REPAIR SUPPLIES	15.95
<b>Total :</b>						<b>15.95</b>
131950	11/2/2022	10032 CINTAS CORPORATION #694	4133997613	53959	MISC. SHOP RENTAL SERVICE	65.10



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131950	11/2/2022	10032 10032 CINTAS CORPORATION #694	(Continued)			Total : 65.10
131951	11/2/2022	10035 COMPETITIVE METALS INC	454853	53872	VEHICLE REPAIR SUPPLIES	134.50
						Total : 134.50
131952	11/2/2022	14739 CONTRACTOR MANAGING GENERAL	PP #1 PP #1R	54145	CITYWIDE SLURRY SEAL AND ROA RETENTION	1,374,173.11 -68,708.66
						Total : 1,305,464.45
131953	11/2/2022	10486 COUNTY OF SAN DIEGO	101422-20 101422-31		NOE - STORM DRAIN TRASH DIVEF NOE - WESTON PARK EV CHARGE	50.00 50.00
						Total : 100.00
131954	11/2/2022	10333 COX COMMUNICATIONS	112256001-OCT22		9130 CARLTON OAKS DR	93.70
						Total : 93.70
131955	11/2/2022	11168 CTE INC CLARK TELECOM AND	3148 3149	54027 54027	STREET LIGHT REPAIRS - EXTRA V DIG ALERT MARK OUTS	776.27 1,142.94
						Total : 1,919.21
131956	11/2/2022	13129 DAVID TURCH AND ASSOCIATES	10122022	53975	HIGHWAY 52 COALITION SUPPORT	5,000.00
						Total : 5,000.00
131957	11/2/2022	14741 DS ENGINEERING LLC	Ref000082674		LICENSING OVERPAYMENT REFUN	46.00
						Total : 46.00
131958	11/2/2022	10051 EFR ENVIRONMENTAL SERVICES INC	76522-22	54073	HAZARDOUS WASTE DISPOSAL	88.50
						Total : 88.50
131959	11/2/2022	12964 ESO SOLUTIONS INC.	ESO-92315	54146	ANNUAL SUBSCRIPTION	4,928.55
						Total : 4,928.55
131960	11/2/2022	10058 ETS PRODUCTIONS INC	21177	53920	AUDIO VISUAL SERVICES	1,947.60
						Total : 1,947.60
131961	11/2/2022	10009 FIRE ETC	172991	53881	EQUIPMENT SERVICE	119.00
						Total : 119.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131962	11/2/2022	12638 GEORGE HILLS COMPANY, INC.	INV1024202	54012	CLAIMS ADMINISTRATION FEES	1,416.66
					<b>Total :</b>	<b>1,416.66</b>
131963	11/2/2022	10556 HECKMAN, HEATHER	10272022 10272022B		TUITION REIMBURSEMENT	172.01
					TUITION REIMBURSEMENT	206.88
					<b>Total :</b>	<b>378.89</b>
131964	11/2/2022	14459 HMC GROUP	164752	53747	SANTEE COMMUNITY CENTER	22,498.56
					<b>Total :</b>	<b>22,498.56</b>
131965	11/2/2022	13558 KIFER HYDRAULICS CO, INC	72946	53887	VEHICLE REPAIR PARTS	63.61
					<b>Total :</b>	<b>63.61</b>
131966	11/2/2022	10507 MITEL LEASING	903963410		MONTHLY RENTAL 122670	1,878.80
					<b>Total :</b>	<b>1,878.80</b>
131967	11/2/2022	10306 MOTOROLA SOLUTIONS INC	8281487326	54056	APX 8000 PORTABLE RADIOS	15,862.67
					<b>Total :</b>	<b>15,862.67</b>
131968	11/2/2022	13369 NATIONWIDE MEDICAL	21446	53927	PHARMACEUTICALS	198.00
					<b>Total :</b>	<b>198.00</b>
131969	11/2/2022	10218 OFFICE DEPOT	270771581001	53979	OFFICE SUPPLIES	714.32
					<b>Total :</b>	<b>714.32</b>
131970	11/2/2022	10308 O'REILLY AUTO PARTS	2968-114443	53896	VEHICLE MAINTENANCE SUPPLIES	65.70
					<b>Total :</b>	<b>65.70</b>
131971	11/2/2022	10336 PADRE DAM MUNICIPAL WATER DIST	CIP2018-31	54126	COMMUNITY CTR AVAILABILITY LE	530.00
					<b>Total :</b>	<b>530.00</b>
131972	11/2/2022	12904 PAT DAVIS DESIGN GROUP, INC	7048	53956	GRAPHIC DESIGN WORK	1,350.00
					<b>Total :</b>	<b>1,350.00</b>
131973	11/2/2022	10161 PRIZM JANITORIAL SERVICES INC	34412 34429	53931 53931	CUSTODIAL SERVICES - OFFICES	1,199.99
					CUSTODIAL SERVICES - OFFICES	4,588.24
					<b>Total :</b>	<b>5,788.23</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131974	11/2/2022	10150 PROBUILD	04-0332781	54100	BUILDING MATERIALS & SUPPLIES	285.96
			11-0394926	54100	BUILDING MATERIALS & SUPPLIES	462.46
					<b>Total :</b>	<b>748.42</b>
131975	11/2/2022	12062 PURETEC INDUSTRIAL WATER	2021486	54000	DEIONIZED WATER SERVICE	131.08
					<b>Total :</b>	<b>131.08</b>
131976	11/2/2022	10407 SAN DIEGO GAS & ELECTRIC	22373580042-OCT22		TRAFFIC SIGNALS	6,093.77
			34223805628-OCT22		ROW / GAS	240.40
			43940205509-OCT22		LMD	1,556.95
			79900685777-OCT22		PARKS	25,082.34
			85097421694-OCT22		CITY HALL GROUP BILL	12,654.71
					<b>Total :</b>	<b>45,628.17</b>
131977	11/2/2022	14721 SAPOS TACOS	1008	54140	BREWS & BITES VENDOR STIPEND	800.00
					<b>Total :</b>	<b>800.00</b>
131978	11/2/2022	13171 SC COMMERCIAL, LLC	2240225-IN	53902	DELIVERED FUEL	1,128.74
			2243609-IN	53902	DELIVERED FUEL	441.47
					<b>Total :</b>	<b>1,570.21</b>
131979	11/2/2022	10110 SECTRAN SECURITY INC	22100516	54004	ARMORED CAR TRANSPORT SVC	141.67
					<b>Total :</b>	<b>141.67</b>
131980	11/2/2022	13206 SHARP BUSINESS SYSTEMS	9004018313	54016	MAINT/COPIES	2,458.76
					<b>Total :</b>	<b>2,458.76</b>
131981	11/2/2022	14038 SINGH GROUP INC	41426	53905	DEAD ANIMAL REMOVAL SERVICE	1,443.71
					<b>Total :</b>	<b>1,443.71</b>
131982	11/2/2022	13162 SOCAL PPE	4623	54087	TURNOUT RENTAL	592.63
					<b>Total :</b>	<b>592.63</b>
131983	11/2/2022	10217 STAPLES ADVANTAGE	3519909530	53981	OFFICE SUPPLIES	54.10
			3519978983	53966	OFFICE SUPPLIES	34.31
			3519978984	53936	OFFICE SUPPLIES	64.23
					<b>Total :</b>	<b>152.64</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131984	11/2/2022	12480 UNITED SITE SERVICES	INV-00832218	53950	PORTABLE TOILET RENTAL	155.54
			INV-00862768	53950	PORTABLE TOILET RENTAL	155.54
			INV-00934124	53950	PORTABLE TOILET RENTAL	155.54
			INV-01007088	53950	PORTABLE TOILET RENTAL	155.54
<b>Total :</b>						<b>622.16</b>
131985	11/2/2022	14097 VOICES FOR CHILDREN	1-2023	54007	CDBG SUBRECIPIENT	1,056.02
<b>Total :</b>						<b>1,056.02</b>
131986	11/2/2022	10537 WETMORE'S	06P4524	53916	VEHICLE REPAIR PARTS	135.65
			06P45368	53916	VEHICLE REPAIR PART	1.36
			06P45420	53916	VEHICLE REPAIR PART	12.09
<b>Total :</b>						<b>149.10</b>
131987	11/2/2022	14687 WEX BANK	84331123		FLEET CARD FUELING	4,404.31
<b>Total :</b>						<b>4,404.31</b>
131988	11/2/2022	10318 ZOLL MEDICAL CORPORATION	3577292	54077	EQUIPMENT REPAIR	562.56
			3582007	54078	X-SERIES MONITOR/DEFIBRILLATC	34,593.68
<b>Total :</b>						<b>35,156.24</b>
<b>49 Vouchers for bank code : ubgen</b>						<b>Bank total : 1,597,429.11</b>
<b>49 Vouchers in this report</b>						<b>Total vouchers : 1,597,429.11</b>

Prepared by: J. Smith

Date: 11-2-22

Approved by: [Signature]

Date: 11/2/22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131989	11/3/2022	12724 AMERICAN FIDELITY ASSURANCE	D513481		VOLUNTARY LIFE INS-AM FIDELITY	4,596.78
					Total :	4,596.78
131990	11/3/2022	10208 ANTHEM EAP	046583218571		EMPLOYEE ASSISTANCE PROGRAI	290.82
					Total :	290.82
131991	11/3/2022	10334 CHLIC	3085486		HEALTH INSURANCE	200,138.68
					Total :	200,138.68
131992	11/3/2022	14458 METROPOLITAN LIFE INSURANCE	74463776		DENTAL INSURANCE	12,087.37
					Total :	12,087.37
131993	11/3/2022	10785 RELIANCE STANDARD LIFE	November 22		VOLUNTARY LIFE INSURANCE	468.26
					Total :	468.26
131994	11/3/2022	10424 SANTEE FIREFIGHTERS	PPE 10/26/22		DUES/PEC/BENEVOLENT/BC EXP	3,122.79
					Total :	3,122.79
131995	11/3/2022	10776 STATE OF CALIFORNIA	PPE 10/26/22		WITHHOLDING ORDER	449.53
					Total :	449.53
131996	11/3/2022	10001 US BANK	PPE 10/26/22		PARS RETIREMENT	1,197.20
					Total :	1,197.20
131997	11/3/2022	14600 WASHINGTON STATE SUPPORT	PPE 10/26/22		WITHHOLDING ORDER	751.84
					Total :	751.84
<b>9 Vouchers for bank code : ubgen</b>						<b>Bank total : 223,103.27</b>
<b>9 Vouchers in this report</b>						<b>Total vouchers : 223,103.27</b>

Prepared by: Juan M

Date: 11-3-22



Approved by: E. Bull

Date: 11-3-22



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6286223	11/4/2022	14704 457 MISSIONSQUARE	PPE 10/26/22		ICMA - 457	33,180.31
Total :						33,180.31
6511694	11/4/2022	14705 RHS MISSIONSQUARE	PPE 10/26/22		RETIREE HSA	4,277.29
Total :						4,277.29
2 Vouchers for bank code : ubgen						Bank total : 37,457.60
2 Vouchers in this report						Total vouchers : 37,457.60

Prepared by:   
Date: 11/4/22  
Approved by:   
Date: 11/7/22


Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
22283	11/7/2022	10955 DEPARTMENT OF THE TREASURY	November 22 Retirees PPE 10/26/22		FEDERAL WITHHOLDING TAX FED WITHHOLD & MEDICARE	211.00 93,171.92	
						<b>Total :</b>	<b>93,382.92</b>
22287	11/7/2022	10956 FRANCHISE TAX BOARD	November 22 Retirees PPE 10/26/22		CA STATE TAX WITHHELD CA STATE TAX WITHHELD	46.00 31,351.17	
						<b>Total :</b>	<b>31,397.17</b>
<b>2 Vouchers for bank code : ubgen</b>						<b>Bank total :</b>	<b>124,780.09</b>
<b>2 Vouchers in this report</b>						<b>Total vouchers :</b>	<b>124,780.09</b>

Prepared by: Juell  
Date: 11-7-22  
Approved by: EBullh  
Date: 11-7-22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
10224	11/8/2022	10353 PERS	10 22 4		RETIREMENT PAYMENT	122,868.26	
						<b>Total :</b>	<b>122,868.26</b>
1 Vouchers for bank code : ubgen						<b>Bank total :</b>	<b>122,868.26</b>
1 Vouchers in this report						<b>Total vouchers :</b>	<b>122,868.26</b>

Prepared by:   
Date: 11-8-22

Approved by:   
Date: 11/8/22

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
131998	11/9/2022	12903 AMERICAN FIDELITY ASSURANCE CO	2163189C		FLEXIBLE SPENDING ACCOUNT	1,905.06
					<b>Total :</b>	<b>1,905.06</b>
131999	11/9/2022	12496 BALL, BYRON	BB2022-12	54143	SANTA FOR HOLIDAY LIGHTING	360.00
					<b>Total :</b>	<b>360.00</b>
132000	11/9/2022	10924 BATTISTI, JEREMY	103122		PER DIEM CA FIRE MECHANICS AC	310.50
					<b>Total :</b>	<b>310.50</b>
132001	11/9/2022	11513 BOND, ELLEN	11082022-263		MEADOWBROOK HARDSHIP PROC	87.74
					<b>Total :</b>	<b>87.74</b>
132002	11/9/2022	10022 BRAUN NORTHWEST INC	33665	53867	VEHICLE REPAIR PARTS	399.73
					<b>Total :</b>	<b>399.73</b>
132003	11/9/2022	14448 CAMACHO, MARIO	10312022 103122		WORK BOOTS REIMBURSEMENT PER DIEM CA FIRE MECHANICS AC	200.00 310.50
					<b>Total :</b>	<b>510.50</b>
132004	11/9/2022	11402 CARROLL, JUDI	11082022-96		MEADOWBROOK HARDSHIP PROC	87.92
					<b>Total :</b>	<b>87.92</b>
132005	11/9/2022	10032 CINTAS CORPORATION #694	4134700253	53959	MISC. SHOP RENTAL SERVICE	65.10
					<b>Total :</b>	<b>65.10</b>
132006	11/9/2022	14720 CLARK, BENNETT	2004561.001		REFUND OF SENIOR TRIP	25.00
					<b>Total :</b>	<b>25.00</b>
132007	11/9/2022	11409 CLAYTON, SYLVIA	11082022-340		MEADOWBROOK HARDSHIP PROC	92.04
					<b>Total :</b>	<b>92.04</b>
132008	11/9/2022	14753 COASTAL CONCRETE INNOVATIONS	Ref000082944		LICENSING OVERPAYMENT REFUN	65.00
					<b>Total :</b>	<b>65.00</b>
132009	11/9/2022	10486 COUNTY OF SAN DIEGO	101422-31		NOE - WESTON PARK EV CHARGE	50.00
					<b>Total :</b>	<b>50.00</b>

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132010	11/9/2022	10486 COUNTY OF SAN DIEGO	101422-20		NOE - STORM DRAIN TRASH DIVEI	50.00
					<b>Total :</b>	<b>50.00</b>
132011	11/9/2022	10333 COX COMMUNICATIONS	038997401-NOV22		10601 N MAGNOLIA AVE APT 8	57.00
					<b>Total :</b>	<b>57.00</b>
132012	11/9/2022	10142 CSA SAN DIEGO COUNTY	797	54021	CDBG SUBRECIPIENT	3,869.78
					<b>Total :</b>	<b>3,869.78</b>
132013	11/9/2022	10651 CUSTEAU, JASON	110122		EMPLOYEE REIMBURSEMENT	250.00
					<b>Total :</b>	<b>250.00</b>
132014	11/9/2022	10841 DANIELS, ADAM	102822-A 102822-B		EMPLOYEE REIMBURSEMENT EMPLOYEE REIMBURSEMENT	250.00 470.00
					<b>Total :</b>	<b>720.00</b>
132015	11/9/2022	10054 ELDERHELP OF SAN DIEGO	09302022 - ELDERHELP	53993	CDBG SUBRECIPIENT	1,665.04
					<b>Total :</b>	<b>1,665.04</b>
132016	11/9/2022	14446 ENTERPRISE FM TRUST	STMT 2710		VEHICLE LEASING PROGRAM	3,059.52
					<b>Total :</b>	<b>3,059.52</b>
132017	11/9/2022	10251 FEDERAL EXPRESS	7-936-44335		SHIPPING CHARGES	43.45
					<b>Total :</b>	<b>43.45</b>
132018	11/9/2022	12760 FOCUS PSYCHOLOGICAL	SANTEE2022-9	53922	PSYCHOLOGICAL SERVICES	800.00
					<b>Total :</b>	<b>800.00</b>
132019	11/9/2022	10065 GLOBAL POWER GROUP INC	84440 84441	53944 53944	ELECTRICAL REPAIRS & MAINT ELECTRICAL REPAIRS & MAINT	3,570.58 1,440.00
					<b>Total :</b>	<b>5,010.58</b>
132020	11/9/2022	10066 GLOBALSTAR USA LLC	000000039861168		SATELLITE PHONE SERVICE	105.78
					<b>Total :</b>	<b>105.78</b>
132021	11/9/2022	14740 HANDEL'S HOMEMADE ICE CREAM	1031	54147	BREWS & BITES VENDOR STIPENI	500.00
					<b>Total :</b>	<b>500.00</b>



Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132022	11/9/2022	11464 INSTITUTE OF TRANSPORTATION	11022022 11032022		ANNUAL MEMBERSHIP ANNUAL MEMBERSHIP	330.00 330.00 <b>Total : 660.00</b>
132023	11/9/2022	10204 LIFE ASSIST INC	1258970 1259421	53891 53891	EMS SUPPLIES EMS SUPPLIES	4,447.76 576.24 <b>Total : 5,024.00</b>
132024	11/9/2022	14536 LIZA LUYUN	10172022		EMPLOYEE REIMBURSEMENT	113.79 <b>Total : 113.79</b>
132025	11/9/2022	10207 LOCKHART TRAINING	2291		INSTRUCTOR PAYMENT	308.10 <b>Total : 308.10</b>
132026	11/9/2022	14742 LOWNDES, BECKY	11032022		HOLIDAY LIGHTING CASH ADVANC	250.00 <b>Total : 250.00</b>
132027	11/9/2022	10507 MITEL LEASING	903963430 903963468 903963471		MONTHLY RENTAL 124690 MONTHLY RENTAL 130737 MONTHLY RENTAL 131413	312.66 276.33 266.16 <b>Total : 855.15</b>
132028	11/9/2022	14667 NELSON, JAMIE	10172022		EMPLOYEE REIMBURSEMENT	188.11 <b>Total : 188.11</b>
132029	11/9/2022	10344 PADRE DAM MUNICIPAL WATER DIST	29700015-OCT2022		CONSTRUCTION METER	251.50 <b>Total : 251.50</b>
132030	11/9/2022	11442 PATTERSON, EDWARD	11082022-225		MEADOWBROOK HARDSHIP PROC	84.87 <b>Total : 84.87</b>
132031	11/9/2022	10092 PHOENIX GROUP INFO SYSTEMS	092022031	54127	PARKING CITE PROCESS SVCS	704.07 <b>Total : 704.07</b>
132032	11/9/2022	13171 SC COMMERCIAL, LLC	2244462-IN 2247068-IN	53902 53902	DELIVERED FUEL DELIVERED FUEL	838.40 710.66 <b>Total : 1,549.06</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132033	11/9/2022	10314 SOUTH COAST EMERGENCY VEHICLE	509856	53907	VEHICLE REPAIR PARTS	1,958.06
<b>Total :</b>						<b>1,958.06</b>
132034	11/9/2022	11403 ST. JOHN, LYNNE	11082022-78		MEADOWBROOK HARDSHIP PROC	88.09
<b>Total :</b>						<b>88.09</b>
132035	11/9/2022	10217 STAPLES ADVANTAGE	3520298314	53936	OFFICE SUPPLIES	14.92
			3520363806	54040	OFFICE SUPPLIES	165.94
			3520705228	53935	OFFICE SUPPLIES	132.75
<b>Total :</b>						<b>313.61</b>
132036	11/9/2022	10617 STATE OF CALIFORNIA	L0918978192		UNEMPLOYMENT 07/01-09/30/22	1,141.00
<b>Total :</b>						<b>1,141.00</b>
132037	11/9/2022	14737 STURM, AARON	10132022		MILEAGE REIMBURSEMENT	17.25
			10242022		EMPLOYEE REIMBURSEMENT	1,790.01
<b>Total :</b>						<b>1,807.26</b>
132038	11/9/2022	10250 THE EAST COUNTY	00122800	54017	RFP PLUMBING MAINT & REPAIRS	388.50
			00123919		NOTICE OF PUBLIC HEARING	262.50
<b>Total :</b>						<b>651.00</b>
132039	11/9/2022	10550 UNIFORMS PLUS INC	56895	53983	CLASS B UNIFORMS	2,095.12
<b>Total :</b>						<b>2,095.12</b>
132040	11/9/2022	12480 UNITED SITE SERVICES	INV-01070773	53950	PORTABLE TOILET RIO SECO	141.08
			INV-01084373	53950	PORTABLE TOILET RENTAL	155.54
			INV-01099678	53950	PORTABLE TOILET RENTAL	141.08
<b>Total :</b>						<b>437.70</b>
132041	11/9/2022	10411 WAYNE JR, HOWARD HENRY	46	53914	EQUIPMENT REPAIR	522.50
<b>Total :</b>						<b>522.50</b>
132042	11/9/2022	14712 WEST COAST SMOKE & TAP HOUSE	1030	54150	BREWS & BITES VENDOR STIPENI	500.00
<b>Total :</b>						<b>500.00</b>
<b>45 Vouchers for bank code : ubgen</b>						<b>Bank total : 39,592.73</b>

Bank code : ubgen

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>	
45	Vouchers in this report					Total vouchers :	39,592.73

Prepared by:



Date:

11-9-22

Approved by:

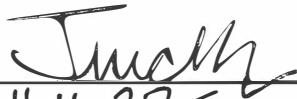



Date:

11/9/22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
1200	11/10/2022	12774 LIABILITY CLAIMS ACCOUNT	11092022		JULY - OCT 2022 LIABILITY CLAIMS	3,887.36
<b>Total :</b>						<b>3,887.36</b>
1 Vouchers for bank code : ubgen						<b>Bank total : 3,887.36</b>
1 Vouchers in this report						<b>Total vouchers : 3,887.36</b>

Prepared by:   
Date: 11-16-22  
Approved by:   
Date: 11-16-22

Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>	
1198	11/10/2022	10482 TRISTAR RISK MANAGEMENT	116748		WORKERS COMP LOSSES	13,423.31	
						Total :	13,423.31
1 Vouchers for bank code : ubgen						Bank total :	13,423.31
1 Vouchers in this report						Total vouchers :	13,423.31

Prepared by: Juan M  
Date: 11-16-22  
Approved by: E Bullock  
Date: 11-16-22

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132043	11/16/2022	14094 AMERICAN SOLUTIONS FOR	INV06154838	53849	PARKING TICKETS	2,452.83
						<b>Total :</b>
						<b>2,452.83</b>
132044	11/16/2022	10516 AWARDS BY NAVAJO	1022216		ENGRAVING FOR RETIREMENT PE	19.95
						<b>Total :</b>
						<b>19.95</b>
132045	11/16/2022	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS OCT 2022		LEGAL SVCS OCT 2022	73,164.09
						<b>Total :</b>
						<b>73,164.09</b>
132046	11/16/2022	13405 BOFFO ENTERTAINMENT INC	6197606304	54104	HOLIDAY LIGHTING ENTERTAINME	800.00
						<b>Total :</b>
						<b>800.00</b>
132047	11/16/2022	14754 BOSCHBIZ	Ref000082977		LICENSING REFUND OVERPAYMEI	46.00
						<b>Total :</b>
						<b>46.00</b>
132048	11/16/2022	13130 BURNS, CHRIS	1130		SENIOR PROGRAM ENTERTAINME	100.00
						<b>Total :</b>
						<b>100.00</b>
132049	11/16/2022	10299 CARQUEST AUTO PARTS	11102-571095	53869	VEHICLE REPAIR PARTS	256.69
						<b>Total :</b>
						<b>256.69</b>
132050	11/16/2022	10032 CINTAS CORPORATION #694	4135393168	53959	MISC SHOP RENTAL SERVICE	79.71
						<b>Total :</b>
						<b>79.71</b>
132051	11/16/2022	14603 CONCENTRA: OCCUPATIONAL	77108224		MEDICAL SERVICES	143.00
						<b>Total :</b>
						<b>143.00</b>
132052	11/16/2022	10171 COUNTY OF SAN DIEGO AUDITOR &	10/2022 AGENCY REV 10/2022 DMV REVENUE 10/2022 PHOENIX REV		10/2022 AGENCY PARK CITE REPT 10/2022 DMV PARK CITE REPT 10/2022 PHOENIX CITE REV REPT	131.25 268.75 610.50
						<b>Total :</b>
						<b>1,010.50</b>
132053	11/16/2022	10333 COX COMMUNICATIONS	094486701-NOV22		CITY HALL GROUP BILL	3,396.11
						<b>Total :</b>
						<b>3,396.11</b>
132054	11/16/2022	10046 D MAX ENGINEERING INC	7394 7431	53752 53752	WATER QUALITY MONITORING WATER QUALITY MONITORING	8,954.83 13,247.04

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132054	11/16/2022	10046 D MAX ENGINEERING INC	(Continued) 7452	54080	STORMWATER INSPECTIONS & RE	2,109.02
					<b>Total :</b>	<b>24,310.89</b>
132055	11/16/2022	11457 D'ALESIO INC	25874	53874	PPE ID SUPPLIES	1,755.14
					<b>Total :</b>	<b>1,755.14</b>
132056	11/16/2022	13565 FAILSAFE TESTING LLC	12455	53921	EQUIPMENT TESTING AND REPAIR	4,095.36
					<b>Total :</b>	<b>4,095.36</b>
132057	11/16/2022	10251 FEDERAL EXPRESS	7-943-72484		SHIPPING CHARGES	97.76
					<b>Total :</b>	<b>97.76</b>
132058	11/16/2022	10368 FIREWORKS & STAGE FX AMERICA	21110	54160	HOLIDAY LIGHTING	1,750.00
					<b>Total :</b>	<b>1,750.00</b>
132059	11/16/2022	10065 GLOBAL POWER GROUP INC	83521	54053	GENERATOR MAINT & REPAIRS	108.20
			83522	54053	GENERATOR MAINT & REPAIRS	108.20
			83523	54053	GENERATOR MAINT & REPAIRS	108.20
			83524	54053	GENERATOR MAINT & REPAIRS	108.20
			83679	53944	ELECTRICAL REPAIRS & MAINT	318.24
			83684	53944	ELECTRICAL REPAIRS & MAINT	5,000.00
			83886	53944	ELECTRICAL REPAIRS & MAINT	622.82
					<b>Total :</b>	<b>6,373.86</b>
132060	11/16/2022	11196 HD SUPPLY FACILITIES	9208173183	53945	STATION SUPPLIES	812.72
					<b>Total :</b>	<b>812.72</b>
132061	11/16/2022	10256 HOME DEPOT CREDIT SERVICES	8162224	53923	STATION REPAIR PARTS	41.21
			8162227	53923	STATION SUPPLIES	10.45
			9153094	53923	STATION SUPPLIES	139.15
			9153176	53923	STATION REPAIR PARTS	101.35
					<b>Total :</b>	<b>292.16</b>
132062	11/16/2022	11724 ICF JONES & STOKES INC	103889.0.001.01	53609	MSCP SUBAREA PLAN	8,517.50
			103889.0.001.01 (2)	53609	MSCP SUBAREA PLAN	10,595.16
					<b>Total :</b>	<b>19,112.66</b>

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132063	11/16/2022	14738 INTEGRITY REPIPE, INC	22STE-00953		PERMIT REFUND	126.92
					<b>Total :</b>	<b>126.92</b>
132064	11/16/2022	10203 LAKESIDE EQUIPMENT SALES &	228307	54135	BREWS & BITES RENTAL EQUIPME	9,201.35
					<b>Total :</b>	<b>9,201.35</b>
132065	11/16/2022	14208 MINUTEMAN PRESS EL CAJON	64194	54015	BUSINESS CARDS	187.72
			64246	54015	BUSINESS CARDS	93.86
					<b>Total :</b>	<b>281.58</b>
132066	11/16/2022	10083 MUNICIPAL EMERGENCY SERVICES	IN1780597	53926	WEARING APPAREL	305.54
					<b>Total :</b>	<b>305.54</b>
132067	11/16/2022	10308 O'REILLY AUTO PARTS	2968-116047	53896	VEHICLE REPAIR PART	10.11
			2968-116101	53896	VEHICLE REPAIR PARTS	4.98
					<b>Total :</b>	<b>15.09</b>
132068	11/16/2022	10344 PADRE DAM MUNICIPAL WATER DIST	90000366-OCT22		GROUP BILL	48,838.36
					<b>Total :</b>	<b>48,838.36</b>
132069	11/16/2022	14755 PERK UP CAFE, LLC	Ref000082983		LICENSING REFUND OVERPAYMEN	46.00
					<b>Total :</b>	<b>46.00</b>
132070	11/16/2022	12062 PURETEC INDUSTRIAL WATER	2023991	54000	DEIONIZED WATER SERVICE	193.87
					<b>Total :</b>	<b>193.87</b>
132071	11/16/2022	12828 RICK ENGINEERING COMPANY	18100(32)	54139	AS-NEEDED ENGINEERING SERVI	330.00
					<b>Total :</b>	<b>330.00</b>
132072	11/16/2022	10407 SAN DIEGO GAS & ELECTRIC	006273793-OCT22.2		5800 CALA LILY ST	34.68
					<b>Total :</b>	<b>34.68</b>
132073	11/16/2022	10424 SANTEE FIREFIGHTERS	07012022		WEARING APPAREL	129.00
			07012022		WEARING APPAREL	129.00
			07012022		WEARING APPAREL	129.00
			09152022		WEARING APPAREL	129.00
			091522		WEARING APPAREL	129.00
			10132022		WEARING APPAREL	129.00



Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132073	11/16/2022	10424 10424 SANTEE FIREFIGHTERS	(Continued)			<b>Total : 774.00</b>
132074	11/16/2022	13171 SC COMMERCIAL, LLC	2250795-IN 2252673-IN	53902 53902	DELIVERED FUEL DELIVERED FUEL	520.33 1,041.21 <b>Total : 1,561.54</b>
132075	11/16/2022	14284 SDI PRESENCE LLC	11002	53800	SANTEE LMS PROCUREMENT	12,250.00 <b>Total : 12,250.00</b>
132076	11/16/2022	10585 SHARP REES-STEALY MEDICAL	373423273	53903	MEDICAL SERVICES	240.00 <b>Total : 240.00</b>
132077	11/16/2022	10217 STAPLES ADVANTAGE	3520871117 3520871118 3520944935 3521081796 3521180753	53936 53936 53981 53981 53981	OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES	51.29 51.29 22.11 155.56 8.61 <b>Total : 288.86</b>
132078	11/16/2022	10572 SUNBELT RENTALS INC	132178089-0002	54009	EQUIPMENT RENTAL	612.10 <b>Total : 612.10</b>
132079	11/16/2022	10250 THE EAST COUNTY	00123680 00123931 00124137 00124141	54006 54006 53967	INVITATION TO BID PUBLIC HEARING - ORDINANCES NOTICE OF INTENT TYLER ST SUE ZONING TEX AND REZONE ORDIN.	770.00 294.00 304.50 525.00 <b>Total : 1,893.50</b>
132080	11/16/2022	11193 TMAN TRAFFIC SUPPLY	13993	54133	TRAFFIC SIGNS & SUPPLIES	501.93 <b>Total : 501.93</b>
132081	11/16/2022	10257 TYLER TECHNOLOGIES INC	045-395534a	53803	PERMITTING SOFTWARE IMPLEME	23,812.81 <b>Total : 23,812.81</b>
132082	11/16/2022	12480 UNITED SITE SERVICES	114-13365764 114-13407198	53950 53950	PORTABLE TOILET AND FENCE RE PORTABLE TOILET AND FENCE RE	200.00 2,275.81 <b>Total : 2,475.81</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132083	11/16/2022	10642 USPS-POC	11092022		POSTAGE REIMBURSEMENT	1,590.90
<b>Total :</b>						<b>1,590.90</b>
41 Vouchers for bank code : ubgen						<b>Bank total : 245,444.27</b>
41 Vouchers in this report						<b>Total vouchers : 245,444.27</b>

Prepared by: 

Date: 11-16-22

Approved by: 

Date: 11/16/2022

Payroll Processing Report  
CITY OF SANTEE  
10/27/2022 to 11/9/2022-2 Cycle b

EARNINGS SECTION					DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
					rhsabc	21,989.83	439.80						
					roth	27,267.19	4,435.69						
					sb-1		72.54						
					sb-3		50.22						
					sffa		2,583.45						
					sffapc		410.40						
					st1cs3	93,283.84	2,798.53	-2,798.53					
					st2cs3	13,358.86	400.76	-400.76					
					textlif		55.16						
					vaccpr		558.35						
					vaccpt		261.03						
					vcanpr		411.61						
					vcanpt		151.05						
					vgcipt		79.44						
					vision		529.92						
					voladd		29.44						
					voldis		234.94						
					vollif		234.12						
					vollpb								
								-234.12					
<b>Grand Totals</b>	14,866.65		622,006.85			219,146.76		71,723.54					

Gross:	622,006.85	<i>EB</i>
Net:	402,860.09	

<< No Errors / 17 Warnings >>

*11-15-22*

*ACH  
FPE 11/9/22  
Pdate 11/17/22*

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132084	11/17/2022	12722 FIDELITY SECURITY LIFE	165506686 165507255		EYEMED - VOLUNTARY VISION-CO EYEMED - VOLUNTARY VISION	18.58 1,085.02 <b>Total : 1,103.60</b>
132085	11/17/2022	10508 LIFE INSURANCE COMPANY OF	November 2022		LIFE/LTD INSURANCE	2,827.29 <b>Total : 2,827.29</b>
132086	11/17/2022	14452 MEDICAL AIR SERVICES ASSC, MASA	1393986		MEDICAL AIR TRANSPORT SVCS	126.00 <b>Total : 126.00</b>
132087	11/17/2022	14458 METROPOLITAN LIFE INSURANCE	74463777		VOLUNTARY LEGAL	210.00 <b>Total : 210.00</b>
132088	11/17/2022	10784 NATIONAL UNION FIRE INSURANCE	November 2022		VOLUNTARY AD&D	58.95 <b>Total : 58.95</b>
132089	11/17/2022	10335 SAN DIEGO FIREFIGHTERS FEDERAL	November 2022		LONG TERM DISABILITY-SFFA	1,386.50 <b>Total : 1,386.50</b>
132090	11/17/2022	10424 SANTEE FIREFIGHTERS	PPE 11/09/22		DUES/PEC/BENEVOLENT/BC EXP	3,122.79 <b>Total : 3,122.79</b>
132091	11/17/2022	12892 SELMAN & COMPANY, LLC	November 22		ID THEFT PROTECTION	160.00 <b>Total : 160.00</b>
132092	11/17/2022	10776 STATE OF CALIFORNIA	PPE 11/09/22		WITHHOLDING ORDER	449.53 <b>Total : 449.53</b>
132093	11/17/2022	14467 TEXAS LIFE INSURANCE COMPANY	SM0F0U20221113001		VOLUNTARY INS RIDERS	110.35 <b>Total : 110.35</b>
132094	11/17/2022	10001 US BANK	PPE 11/09/22		PARS RETIREMENT	953.06 <b>Total : 953.06</b>
132095	11/17/2022	14600 WASHINGTON STATE SUPPORT	PPE 11/09/22		WITHHOLDING ORDER	751.84 <b>Total : 751.84</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12		Vouchers for bank code : ubgen			Bank total :	11,259.91
12		Vouchers in this report			Total vouchers :	11,259.91

Prepared by: Juch

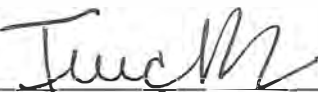
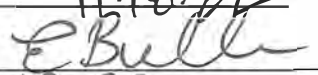
Date: 11-17-22

Approved by: E. Bullock

Date: 11-17-22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6140159	11/18/2022	14704 457 MISSIONSQUARE	PPE 11/09/22		ICMA - 457	31,671.85
					<b>Total :</b>	<b>31,671.85</b>
6974126	11/18/2022	14705 RHS MISSIONSQUARE	PPE 11/09/22		RETIREE HSA	4,201.57
					<b>Total :</b>	<b>4,201.57</b>
2 Vouchers for bank code : ubgen						<b>Bank total :</b> 35,873.42
2 Vouchers in this report						<b>Total vouchers :</b> 35,873.42

Prepared by:   
Date: 11-18-22  
Approved by:   
Date: 11-18-22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132097	11/18/2022	10001 US BANK	00089594		WELLNESS PROGRAM SUPPLIES	69.09
			000927		WELLNESS PROGRAM SUPPLIES	41.99
			0016		BREWS AND BITES SUPPLIES	80.15
			0039		MEETING SUPPLIES	108.34
			006594740		CROSSING GUARD SUPPLIES	65.15
			0077		FIRE STATION OPEN HOUSE SUPPLIES	79.99
			008146205		ICSC CONFERENCE PARKING	20.00
			008146205-2		ICSC CONFERENCE PARKING	20.00
			01-000785-99-091865		CITY DISASTER PREP TRAINING	261.83
			0114		BREWS AND BITES SUPPLIES	331.36
			01520		COMPUTER MONITORS FOR FINANCE	352.65
			015937		MEETING SUPPLIES	29.05
			0169		MEETING SUPPLIES	28.47
			0178740		FIREFIGHTER BADGES	272.67
			0199759		3RD GRADE POSTER CONTEST	491.20
			0256		FIRE STATION OPEN HOUSE SUPPLIES	55.86
			029212		WELLNESS PROGRAM SUPPLIES	74.89
			03338		TEEN CENTER SUPPLIES	94.95
			037502		COUNCIL MEETING SUPPLIES	14.48
			037682		BREWS AND BITES SUPPLIES	16.16
			06269		WELLNESS PROGRAM SUPPLIES	27.02
			067300060		BREWS AND BITES SUPPLIES	22.26
			069224		INTERVIEW PANEL WORKING LUNCH	66.45
			07139		PAINT & SUPPLIES	80.58
			081694		WELLNESS PROGRAM SUPPLIES	10.75
			086689		BREWS AND BITES SUPPLIES	79.74
			09222022		CONFERENCE REGISTRATION	500.00
			0922351		MEMORIAL PLAQUE	233.77
			0922352		MEMORIAL PLAQUE	233.77
			1/A-371477		MEETING SUPPLIES	27.87
			10002		SENIOR PROGRAM SUPPLIES	26.10
			10017		BREWS AND BITES	93.16
			10032022-1		MATERIALS & SUPPLIES	544.74
			10032022-2		MATERIALS & SUPPLIES	86.19
			10066		MEETING SUPPLIES	21.62
			1007		SENIOR TRIP	266.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132097	11/18/2022	10001 US BANK	(Continued)			
			1023064		MEMBERSHIP RENEWAL	55.00
			1040		DOMAIN RENEWAL	20.17
			1080553		MILITARY SUPPORT GIFT CARD	30.00
			1080554		MILITARY SUPPORT GIFT CARD	30.00
			11079		MEETING SUPPLIES	20.40
			11082022		USPS CREDIT	-4.82
			111-0071218-7167434		STATION SUPPLIES	182.10
			111-0530402-7096254		MATERIALS & SUPPLIES	20.32
			111-2330321-1063426		MATERIALS & SUPPLIES	20.45
			111-2409433-3451435		STATION SUPPLIES	54.08
			111-4368817-0722655		BREWS AND BITES SUPPLIES	17.20
			111-4495326-4824238		STATION EQUIPMENT	194.30
			11152022		MONTHLY SUBSCRIPTION	44.85
			111-8766161-2921034		MATERIALS & SUPPLIES	200.46
			111-9759444-7687447		STATION SUPPLIES	64.64
			112-0525546-4837046		MATERIALS & SUPPLIES	30.77
			112-0884939-8437022		BREWS AND BITES SUPPLIES	43.09
			112-1348155-4919452		MATERIALS & SUPPLIES	64.43
			112-1348155-4919452		SERVICE AWARDS	-26.93
			112-1348155-4919452R		MATERIALS & SUPPLIES REFUND	-15.52
			112-2367955-4707413		WELLNESS PROGRAM SUPPLIES	47.37
			112-2970460-2015457		MATERIALS & SUPPLIES	68.92
			112-3136029-7424268		PLANNING SUPPLIES	14.54
			112-3502909-3815420		CODE COMPLIANCE SUPPLIES	191.80
			112-4127808-5794603		MATERIALS & SUPPLIES	117.70
			112-4433509-5113851		WELLNESS PROGRAM SUPPLIES	29.98
			112-4839257-8062665		BUILDING/STORM WATER SUPPLIES	23.70
			112-4839257-80626652		BUILDING SUPPLIES	95.90
			112-4839257-8062665R		BUILDING/STORM WATER CREDIT	-23.70
			112-4904329-6698617		MATERIALS & SUPPLIES	88.31
			112-5300563-9243447		SAFETY APPAREL	38.74
			112-5667699-0049814		MATERIALS & SUPPLIES	47.37
			112-6067852-866007		SERVICE AWARDS	332.54
			112-6133891-3231463		BUILDING SUPPLIES	50.53
			112-6445106-3280238		BUILDING/STORM WATER SUPPLIES	21.50
			112-6790712-0473816		OFFICE SUPPLIES	55.90



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132097	11/18/2022	10001 US BANK	(Continued)			
			112-7064026-2932248		MATERIALS & SUPPLIES	24.56
			112-7828495-3635462		OFFICE SUPPLIES	24.34
			112-8995298-3130648		WELLNESS PROGRAM SUPPLIES	94.26
			112-9038671-7570661		BREWS AND BITES SUPPLIES	138.15
			113-0634062-9664246		WELLNESS PROGRAM SUPPLIES	50.63
			113-0634062-96642462		WELLNESS PROGRAM SUPPLIES	23.69
			113-0634062-9664246C		WELLNESS PROGRAM SUPPLIES	352.17
			113-0634062-9664246D		WELLNESS PROGRAM SUPPLIES	552.08
			113-0634062-9664246E		WELLNESS PROGRAM SUPPLIES	36.62
			113-0634062-9664246R		WELLNESS PROGRAM SUPPLIES	-36.62
			113-7809458-3447419		MATERIALS & SUPPLIES	39.86
			113-8890935-3917813		MATERIALS & SUPPLIES	145.35
			113-9430166-1752253		MATERIALS & SUPPLIES	24.65
			113-9898216-3926631		STATION SUPPLIES	57.31
			114-1959194-3624237		BREWS AND BITES SUPPLIES	30.72
			114-25993245-2689018		BREWS AND BITES SUPPLIES	64.54
			114-2914231-6757041		FIRE EQUIPMENT SUPPLIES	53.82
			114-3592961-3916219		OFFICE SUPPLIES	8.61
			114-3922303-9725840		OFFICE SUPPLIES	73.21
			114-4224732-9799438		OFFICE SUPPLIES	21.37
			114-4588498-9500230		OFFICE SUPPLIES	18.31
			114-7031002-9517032		SHOP EQUIPMENT	225.42
			114-7579980-5437028		BREWS AND BITES SUPPLIES	43.09
			114-7579980-5437028B		BREWS AND BITES SUPPLIES	-43.09
			114-8550552-3662603		ELECTRONIC SUPPLIES	35.16
			1171853		MEMBERSHIP RENEWAL	135.00
			11919		CRRA ANNUAL MEMBERSHIP	200.00
			1203		OPEN ENROLLMENT EVENT	1,144.00
			1208865383		ONLINE MEETING SOFTWARE	129.35
			1208868271		ONLINE MEETING SOFTWARE	129.35
			1208871649		ONLINE MEETING SOFTWARE	30.00
			1285		MILITARY SUPPORT GIFT CARD	100.00
			133		SENIOR TRIP WORKING LUNCH	19.88
			134		MEETING SUPPLIES	26.00
			134459		DISC GOLF PRINTER REPAIRS	490.06
			136		OFFICE SUPPLIES	80.47

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132097	11/18/2022	10001 US BANK	(Continued)			
			14839		CPR RECERTIFICATION CARDS	458.25
			14852		OFFICE SUPPLIES	40.48
			14856		CPR COURSE COMPLETION CRDS	91.00
			14914		MATERIALS & SUPPLIES	154.90
			16035416516		CONFERENCE TRANSPORTATION	286.20
			171		WELLNESS PROGRAM SUPPLIES	40.18
			173244848		BREWS AND BITES SUPPLIES	265.80
			17A-378628		MEETING SUPPLIES	9.15
			194211		BREWS AND BITES SUPPLIES	101.61
			194696		CONFERENCE LODGING	280.30
			19487		SMALL TOOLS	9.20
			201698		CONFERENCE REGISTRATION	330.00
			201743		ANNUAL MEMBERSHIP	199.00
			201746		CONFERENCE REGISTRATION	659.00
			20558905		MATERIALS & SUPPLIES	140.03
			211		MONTHLY MARKETING FEE	45.00
			21668942		COUNCIL MEETING SUPPLIES	2.50
			220922		CONFERENCE TRANSPORTATION	48.00
			227900012962		FIRE STATION OPEN HOUSE SUPPLIES	642.62
			227960012963		FIRE STATION OPEN HOUSE SUPPLIES	21.54
			22803932 100222		MATERIALS & SUPPLIES	79.40
			228100201195		FIRE STATION OPEN HOUSE SUPPLIES	28.38
			229000202676		FIRE STATION OPEN HOUSE SUPPLIES	74.94
			2295		BREWS AND BITES WORKING LUNCH	16.16
			229500013304		3RD GRADE POSTER CONTEST	74.97
			23414		BREWS AND BITES WORKING LUNCH	27.46
			246647		FIBER HOUSING FOR TRAFFIC NETWORK	403.47
			25180		MATERIALS & SUPPLIES	118.00
			25198		MATERIALS & SUPPLIES	36.07
			2622279		UNION TRIBUNE SUBSCRIPTION	4.00
			277866		MATERIALS & SUPPLIES	10.49
			2833		SAFETY EQUIPMENT	541.43
			29155		OFFICE SUPPLIES	124.30
			300427712		SANTEE CITY CUP PATCHES	184.25
			302022		SENIOR TRIP	2,067.00
			30458		IRRIGATION SUPPLIES	768.99

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132097	11/18/2022	10001 US BANK	(Continued)			
			341		WELLNESS PROGRAM SUPPLIES	808.08
			377693		MEETING SUPPLIES	10.39
			40336543		MILITARY SUPPORT TRUNK OR TREAT	234.92
			4225		CPRS NOVEMBER WORKSHOP	150.00
			43382995		SURVEYMONKEY RENEWAL	408.00
			4526384		WELLNESS PROGRAM SUPPLIES	113.98
			471326479920		WELLNESS PROGRAM SUPPLIES	65.19
			4833		BREWS AND BITES WORKING LUNCH	184.41
			491612		FITNESS PROGRAM MEMBERSHIP	49.50
			4916149069		MILITARY SUPPORT MARINE CORPS B	160.00
			50544		VEHICLE SUPPLIES	73.07
			5096		BREWS AND BITES SUPPLIES	169.50
			510600010		WELLNESS PROGRAM SUPPLIES	83.76
			51280		MATERIALS & SUPPLIES	238.95
			5204		BREWS AND BITES SUPPLIES	22.85
			5228		SIGNAGE	26.94
			52598		FIRE EQUIPMENT SUPPLIES	186.00
			5262170234619-B		IAEM CONFERENCE AIRFARE	497.96
			5262170234620-A		IAEM CONFERENCE AIRFARE	497.96
			55273		MATERIALS & SUPPLIES	62.11
			55281		MATERIALS & SUPPLIES	137.64
			55299		MATERIALS & SUPPLIES	97.70
			59013		OFFICE CHAIRS	1,093.03
			59014		OFFICE CHAIR	533.36
			6		MILITARY SUPPORT GIFT CARD	50.00
			64003702110		MILITARY SUPPORT GIFT CARD	50.00
			73		MILITARY SUPPORT GIFT CARD	50.00
			73		MEETING SUPPLIES	106.57
			75K74529RH5580540		TRAINING COURSE	40.00
			7957		QSP TRAINING COURSE	350.00
			7960		QSP TRAINING COURSE	700.00
			8027		3RD GRADE POSTER CONTEST	115.00
			83		MILITARY SUPPORT GIFT CARD	50.00
			851		MILITARY SUPPORT CITY HALL HALLO'	113.45
			8871		MEETING SUPPLIES	28.00
			89D-4AE		MEETING SUPPLIES	13.79

Bank code : ubgen

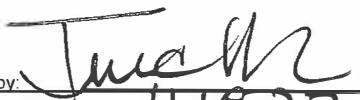
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132097	11/18/2022	10001 US BANK	(Continued)			
			903174857-1		NEOGOV CONFERENCE LODGING	826.73
			903183935-2		NEOGOV CONFERENCE LODGING	817.09
			9346		BREWS AND BITES SUPPLIES	6.84
			9866802		MEETING REGISTRATION	25.00
			9871299		MEETING REGISTRATION	30.00
			DFQYLT		CONFERENCE TRANSPORTATION	98.00
			E24042		CATERING FOR BREWS AND BITES FL	2,328.00
			E24042		BREWS AND BITES CATERING	2,328.00
			GCW4259376729		PUBLIC EDUCATION EQUIPMENT	884.28
			Pj2W		MILITARY SUPPORT GIFT CARD	28.00
			RiNM		MILITARY SUPPORT GIFT CARD	28.00
<b>Total :</b>						<b>34,972.83</b>

1 Vouchers for bank code : ubgen

Bank total : 34,972.83

1 Vouchers in this report

Total vouchers : 34,972.83

Prepared by:   
Date: 11.18.22

Approved by:   
Date: 11/18/2022

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
66554	11/21/2022	10955 DEPARTMENT OF THE TREASURY	PPE 11/09/22		FED WITHHOLD & MEDICARE	88,268.31
					<b>Total :</b>	<b>88,268.31</b>
66558	11/21/2022	10956 FRANCHISE TAX BOARD	PPE 11/09/22		CA STATE TAX WITHHELD	30,034.38
					<b>Total :</b>	<b>30,034.38</b>
2 Vouchers for bank code : ubgen						<b>Bank total : 118,302.69</b>
2 Vouchers in this report						<b>Total vouchers : 118,302.69</b>

Prepared by:



Date:

11-21-22

Approved by:



Date:

11-22-22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
11223	11/22/2022	10353 PERS	11 22 3		RETIREMENT PAYMENT	122,233.81	
						<b>Total :</b>	<b>122,233.81</b>
1 Vouchers for bank code : ubgen						<b>Bank total :</b>	<b>122,233.81</b>
1 Vouchers in this report						<b>Total vouchers :</b>	<b>122,233.81</b>

Prepared by: *J. Smith*  
Date: 11-22-22  
Approved by: *E. Bell*  
Date: 11-22-22

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11/23/2022 10:03:24AM

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132098	11/23/2022	12724 AMERICAN FIDELITY ASSURANCE	D526237		VOLUNTARY LIFE INS-AM FIDELITY	4,578.04
					<b>Total :</b>	<b>4,578.04</b>
132099	11/23/2022	12903 AMERICAN FIDELITY ASSURANCE CO	2204734C		FLEXIBLE SPENDING ACCOUNT	1,905.06
					<b>Total :</b>	<b>1,905.06</b>
132100	11/23/2022	11445 AMERICAN MESSAGING	L1072898WK		FD PAGER SERVICE	198.85
					<b>Total :</b>	<b>198.85</b>
132101	11/23/2022	11419 ANALYTICAL CHEMISTS INC	43660	53860	EQUIPMENT TESTING	95.00
					<b>Total :</b>	<b>95.00</b>
132102	11/23/2022	10412 AT&T	000019104135		TELEPHONE	821.67
					<b>Total :</b>	<b>821.67</b>
132103	11/23/2022	10533 AVENU HOLDINGS, LLC	INV06-015311	54025	2022 ACFR STATISTICAL REPORTS	1,870.00
					<b>Total :</b>	<b>1,870.00</b>
132104	11/23/2022	11513 BOND, ELLEN	11092022-263		MEADOWBROOK HARDSHIP PROGRAI	85.38
					<b>Total :</b>	<b>85.38</b>
132105	11/23/2022	10876 CANON SOLUTIONS AMERICA INC	4040567638	53987	SCANNER MAINTENANCE	117.11
			4040567639	53987	PLOTTER MAINTENANCE & USAGE	27.75
					<b>Total :</b>	<b>144.86</b>
132106	11/23/2022	10299 CARQUEST AUTO PARTS	11102-571079	53869	VEHICLE REPAIR PARTS	461.91
			11102-571213	53869	VEHICLE REPAIR PARTS	37.48
					<b>Total :</b>	<b>499.39</b>
132107	11/23/2022	11402 CARROLL, JUDI	11092022-96		MEADOWBROOK HARDSHIP PROGRAI	85.58
					<b>Total :</b>	<b>85.58</b>
132108	11/23/2022	10031 CDW GOVERNMENT LLC	DV72909	54144	VEEAM SOFTWARE LICENSE RENEWA	3,147.00
					<b>Total :</b>	<b>3,147.00</b>
132109	11/23/2022	10032 CINTAS CORPORATION #694	4136078239	53959	MISC SHOP RENTAL SERVICE	65.10
			4136084272	53959	STATION SUPPLIES	46.80

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132109	11/23/2022	10032 10032 CINTAS CORPORATION #694	(Continued)			<b>Total : 111.90</b>
132110	11/23/2022	10050 CITY OF EL CAJON	382		2ND QTR MEMBER ASSESSMENT	97,485.68
						<b>Total : 97,485.68</b>
132111	11/23/2022	11409 CLAYTON, SYLVIA	11092022-340		MEADOWBROOK HARDSHIP PROGRAM	89.57
						<b>Total : 89.57</b>
132112	11/23/2022	12153 CORODATA RECORDS	RS4843850	53973	RECORD STORAGE, RETRIEVAL & DELETION	621.76
						<b>Total : 621.76</b>
132113	11/23/2022	11862 CORODATA SHREDDING INC	DN1384774	53974	SECURE DESTRUCTION SERVICES	49.82
						<b>Total : 49.82</b>
132114	11/23/2022	10358 COUNTY OF SAN DIEGO	23CTOFSAN04 23CTOFSASN04	54019 53941	SHERIFF RADIOS 800 MHZ NETWORK ACCESS	2,565.00 1,824.00
						<b>Total : 4,389.00</b>
132115	11/23/2022	10333 COX COMMUNICATIONS	052335901-NOV22 064114701-NOV22		8950 COTTONWOOD AVE 8115 ARLETTE ST	183.50 198.59
						<b>Total : 382.09</b>
132116	11/23/2022	10046 D MAX ENGINEERING INC	7501	53752	WATER QUALITY MONITORING	3,459.60
						<b>Total : 3,459.60</b>
132117	11/23/2022	10449 DAY MANAGEMENT CORPORATION	INV749476	54092	BREWS & BITES SUPPLIES	722.90
						<b>Total : 722.90</b>
132118	11/23/2022	14347 DIAMOND EDUCATION	1046	53942	CONTINUING ED, QA & QI PRGRM	1,850.00
						<b>Total : 1,850.00</b>
132119	11/23/2022	12593 ELLISON WILSON ADVOCACY, LLC	2022-11-07	53976	LEGISLATIVE ADVOCACY SERVICES	1,500.00
						<b>Total : 1,500.00</b>
132120	11/23/2022	10196 FIRE PREVENTION SERVICES INC	2681		WEED ABATEMENT NOTICING	350.00
						<b>Total : 350.00</b>
132121	11/23/2022	12760 FOCUS PSYCHOLOGICAL	SANTEE2022-10	53922	PSYCHOLOGICAL SERVICES	800.00



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132121	11/23/2022	12760 12760 FOCUS PSYCHOLOGICAL	(Continued)			<b>Total : 800.00</b>
132122	11/23/2022	11196 HD SUPPLY FACILITIES	9208173184	53945	STATION SUPPLIES	318.34
						<b>Total : 318.34</b>
132123	11/23/2022	10454 INTERNATIONAL CITY/COUNTY	370348-2		ICMA MEMBERSHIP RENEWAL	1,200.00
						<b>Total : 1,200.00</b>
132124	11/23/2022	10203 LAKESIDE EQUIPMENT SALES &	232940	54059	EQUIPMENT RENTAL	255.83
			232967	54059	EQUIPMENT RENTAL	161.93
						<b>Total : 417.76</b>
132125	11/23/2022	10204 LIFE ASSIST INC	1255367	53891	EMS SUPPLIES	8,096.83
			1263104	53891	EMS SUPPLIES	255.30
			1263406	53891	EMS SUPPLIES	2,641.53
						<b>Total : 10,993.66</b>
132126	11/23/2022	10640 NEOGOV	INV-21302	54061	NEOGOVS SOFTWARE ANNUAL SUBSCI	11,297.99
						<b>Total : 11,297.99</b>
132127	11/23/2022	10344 PADRE DAM MUNICIPAL WATER DIST	90000367-NOV22		GROUP BILL	34,071.93
						<b>Total : 34,071.93</b>
132128	11/23/2022	11442 PATTERSON, EDWARD	11092022-225		MEADOWBROOK HARDSHIP PROGRAM	82.57
						<b>Total : 82.57</b>
132129	11/23/2022	10241 PETTY CASH - CAROLINE SUCH	11-18-22		PETTY CASH REIMB - DDS	344.38
						<b>Total : 344.38</b>
132130	11/23/2022	10101 PROFESSIONAL MEDICAL SUPPLY	B021082	53958	OXYGEN CYLNR RNTL/REFILLS	130.20
			B021083	53958	OXYGEN CYLNR RNTL/REFILLS	93.00
						<b>Total : 223.20</b>
132131	11/23/2022	11830 RANCH EVENTS	E43748	54157	EMPLOYEE HOLIDAY LUNCHEON CATERING	1,000.00
			E43749	54157	SENIOR LUNCHEON CATERING	1,000.00
						<b>Total : 2,000.00</b>
132132	11/23/2022	14539 ROGERS ANDERSON MALODY & SCOTT	71611	53811	FY 2021-22 AUDIT SERVICES	17,000.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132132	11/23/2022	14539	14539 ROGERS ANDERSON MALODY & SCOTT (Continued)			<b>Total : 17,000.00</b>
132133	11/23/2022	12821	SAN DIEGO CHRISTIAN COLLEGE	GRD1190A	REFUNDABLE DEPOSIT	2,446.45
						<b>Total : 2,446.45</b>
132134	11/23/2022	10606	S.D. COUNTY SHERIFF'S DEPT.	SHERIFF SEPT 2022	LAW ENFORCEMENT SEPTEMBER 202	1,371,659.52
						<b>Total : 1,371,659.52</b>
132135	11/23/2022	10570	SAN DIEGO COUNTY TRAINING	1239	ANNUAL MEMBERSHIP DUES	50.00
						<b>Total : 50.00</b>
132136	11/23/2022	13061	SAN DIEGO HUMANE SOCIETY &	NOV-22	54002 ANIMAL CONTROL SERVICES	36,794.00
						<b>Total : 36,794.00</b>
132137	11/23/2022	10677	SANTEE CHAMBER OF COMMERCE	2597	54098 SANTEE MAGAZINE - WINTER ISSUE 2	2,160.00
						<b>Total : 2,160.00</b>
132138	11/23/2022	10212	SANTEE SCHOOL DISTRICT	9278	53965 BUS TRANSPORTATION	195.12
						<b>Total : 195.12</b>
132139	11/23/2022	10768	SANTEE SCHOOL DISTRICT	9276	53964 CHET HARRITT SCHOOL FIELD LIGHTS	316.50
				9277	CHET HARRITT SCHOOL FIELD LIGHTS	592.80
						<b>Total : 909.30</b>
132140	11/23/2022	13171	SC COMMERCIAL, LLC	2255578-IN	53902 DELIVERED FUEL	313.73
				2257540-IN	53902 DELIVERED FUEL	899.40
						<b>Total : 1,213.13</b>
132141	11/23/2022	14240	SPICER CONSULTING GROUP	1166	53572 ASSMNT ENGR & CFD SVC FY 21.22	2,656.25
						<b>Total : 2,656.25</b>
132142	11/23/2022	11403	ST. JOHN, LYNNE	11092022-78	MEADOWBROOK HARDSHIP PROGRAM	85.73
						<b>Total : 85.73</b>
132143	11/23/2022	10217	STAPLES ADVANTAGE	3521490057	53935 OFFICE SUPPLIES	151.49
						<b>Total : 151.49</b>
132144	11/23/2022	12477	STREAMLINE AUTOMATION	2022-111	54158 ANNUAL PORTAL LICENSE & CLOUD S'	3,286.00

Bank code : ubgen


Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132144	11/23/2022	12477	12477 STREAMLINE AUTOMATION		(Continued)	Total : 3,286.00
132145	11/23/2022	10250	THE EAST COUNTY	00124376	NOTICE OF PUBLIC HEARING	322.00
						Total : 322.00
132146	11/23/2022	14354	TRILOGY MEDWASTE WEST, LLC	1229059	BIOMEDICAL WASTE DISPOSAL	244.83
				1229060	BIOMEDICAL WASTE DISPOSAL	249.44
						Total : 494.27
132147	11/23/2022	10133	UNDERGROUND SERVICE ALERT	1020220698	54013 DIG ALERT - MONTHLY TICKETS	178.00
						Total : 178.00
132148	11/23/2022	11194	USAFACT INC	2103308	BACKGROUND CHECKS	37.04
						Total : 37.04
132149	11/23/2022	12276	VARGAS, CROSSBY	3a	54161 HOLIDAY LIGHTING ENTERTAINMENT	200.00
						Total : 200.00
132150	11/23/2022	10475	VERIZON WIRELESS	9920265033	CELL PHONE SERVICE	1,259.47
				9920265034	WIFI SERVICE	1,624.42
						Total : 2,883.89
132151	11/23/2022	10537	WETMORE'S	06P47453	53916 VEHICLE REPAIR PARTS	18.19
						Total : 18.19
132152	11/23/2022	10318	ZOLL MEDICAL CORPORATION	3601582	53917 EMS SUPPLIES	1,039.05
				3602180	53917 EMS SUPPLIES	429.36
				3602608	53917 EMS SUPPLIES	361.77
						Total : 1,830.18
55 Vouchers for bank code : ubgen						Bank total : 1,630,763.54
55 Vouchers in this report						Total vouchers : 1,630,763.54


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Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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Prepared by:   
Date: 11.23.22

Approved by:   
Date: 11/23/2022

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132153	11/30/2022	11859 AIRGAS USA LLC	9131847467	53857	EQUIPMENT REPAIR PARTS	556.03
					<b>Total :</b>	<b>556.03</b>
132154	11/30/2022	10010 ALLIANT INSURANCE SERVICES INC	2131272		HOLIDAY LIGHTING INSURANCE	1,831.00
					<b>Total :</b>	<b>1,831.00</b>
132155	11/30/2022	10412 AT&T	301053963; DEC22		MAST PARK	90.95
					<b>Total :</b>	<b>90.95</b>
132156	11/30/2022	10516 AWARDS BY NAVAJO	1122135 1122136		SANTEE CITY CUP ENGRAVING ENGRAVING - MEMORIAL FLAG PL	8.61 17.27
					<b>Total :</b>	<b>25.88</b>
132157	11/30/2022	14306 AZTEC LANDSCAPING, INC	J1289 J1296	53940 53940	CUSTODIAL SERVICES - PARKS CUSTODIAL SERVICES - PARKS	1,211.69 4,523.69
					<b>Total :</b>	<b>5,735.38</b>
132158	11/30/2022	12951 BERRY, BONNIE F.	December 1, 2022		RETIREE HEALTH PAYMENT	91.00
					<b>Total :</b>	<b>91.00</b>
132159	11/30/2022	10008 BPI PLUMBING	31966	53952	PLUMBING SERVICES	4,375.73
					<b>Total :</b>	<b>4,375.73</b>
132160	11/30/2022	13990 C.P. RICHARDS SIGNS, INC.	60835	53868	VEHICLE ID DECALS	116.19
					<b>Total :</b>	<b>116.19</b>
132161	11/30/2022	10299 CARQUEST AUTO PARTS	11102-572521 11102-572598	53869 53869	VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS	141.02 53.73
					<b>Total :</b>	<b>194.75</b>
132162	11/30/2022	10031 CDW GOVERNMENT LLC	DS55499	54136	MONITORS - PSD FRONT OFFICE	646.80
					<b>Total :</b>	<b>646.80</b>
132163	11/30/2022	10569 CHARLENE'S DANCE N CHEER	503		INSTRUCTOR PAYMENT	8,100.60
					<b>Total :</b>	<b>8,100.60</b>
132164	11/30/2022	12349 CHOICE LOCKSMITHING	110822COS	53988	LOCKSMITH SERVICES	18.86

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132164	11/30/2022	12349 12349 CHOICE LOCKSMITHING	(Continued)			<b>Total : 18.86</b>
132165	11/30/2022	10032 CINTAS CORPORATION #694	4133465373 4136782445	53959 53959	STATION SUPPLIES MISC SHOP RENTAL SERVICE	46.80 65.10 <b>Total : 111.90</b>
132166	11/30/2022	10268 COOPER, JACKIE	December 1, 2022		RETIREE HEALTH PAYMENT	91.00 <b>Total : 91.00</b>
132167	11/30/2022	10333 COX COMMUNICATIONS	063453006; NOV22		9534 VIA ZAPADOR; 11/17 - 12/16/2:	93.25 <b>Total : 93.25</b>
132168	11/30/2022	10608 CRISIS HOUSE	725	53991	CDBG SUBRECIPIENT	718.98 <b>Total : 718.98</b>
132169	11/30/2022	11168 CTE INC CLARK TELECOM AND	3161 3162	54027 54027	DIG ALERT MARK OUTS STREET LIGHT REPAIRS - EXTRA V	1,196.10 1,953.91 <b>Total : 3,150.01</b>
132170	11/30/2022	12495 GROSSMONT UNION	AR012873	54163	SCHOOL RESOURCE OFFICERS S	36,605.00 <b>Total : 36,605.00</b>
132171	11/30/2022	10490 HARRIS & ASSOCIATES INC	54921	53791	ESSENTIAL HOUSING PROJECT	13,074.77 <b>Total : 13,074.77</b>
132172	11/30/2022	14459 HMC GROUP	165311	53747	SANTEE COMMUNITY CENTER	51,425.28 <b>Total : 51,425.28</b>
132173	11/30/2022	10256 HOME DEPOT CREDIT SERVICES	4162297 H0673-334789	53923 53923	STATION SUPPLIES STATION SUPPLIES	32.56 114.69 <b>Total : 147.25</b>
132174	11/30/2022	11807 IMPERIAL SPRINKLER SUPPLY	5297143-00	54042	IRRIGATION PARTS	2,104.51 <b>Total : 2,104.51</b>
132175	11/30/2022	11807 IMPERIAL SPRINKLER SUPPLY	8456567-001 8465664-001 8500105-001	54042 54042 54042	IRRIGATION PARTS IRRIGATION PARTS IRRIGATION PARTS	497.91 365.67 759.64

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132175	11/30/2022	11807 IMPERIAL SPRINKLER SUPPLY	(Continued)			
			8550078-001	54042	IRRIGATION PARTS	579.17
			8583201-001	54042	IRRIGATION PARTS	631.49
			8614295-001	54042	IRRIGATION PARTS	645.09
			8683537-001	54042	IRRIGATION PARTS	233.12
			8771873-001	54042	IRRIGATION PARTS	393.58
					<b>Total :</b>	<b>4,105.67</b>
132176	11/30/2022	14763 JENY CHILDERS	Ref000083307		LI Refund Cst #27739	46.00
					<b>Total :</b>	<b>46.00</b>
132177	11/30/2022	13558 KIFER HYDRAULICS CO, INC	73242	53887	VEHICLE REPAIR PARTS	116.91
			73256	53887	VEHICLE REPAIR PARTS	116.91
					<b>Total :</b>	<b>233.82</b>
132178	11/30/2022	11864 KIRKLAND PRINTING & MAILING	3962	54156	CENTRAL SUPPLIES-TIMECARDS	441.78
					<b>Total :</b>	<b>441.78</b>
132179	11/30/2022	10204 LIFE ASSIST INC	1265168	53891	EMS SUPPLIES	205.20
			1266159	53891	EMS SUPPLIES	725.70
			1266294	53891	EMS SUPPLIES	7,741.10
			1266389	53891	EMS SUPPLIES	457.72
			1266819	53891	EMS SUPPLIES	355.40
			1266820	53891	EMS SUPPLIES	767.66
					<b>Total :</b>	<b>10,252.78</b>
132180	11/30/2022	14499 MARSHALL, NANCY J	December 1, 2022		RETIREE HEALTH PAYMENT	91.00
					<b>Total :</b>	<b>91.00</b>
132181	11/30/2022	14757 MG VELA LLC	CD19017S		REFUNDABLE DEPOSIT	28,500.00
					<b>Total :</b>	<b>28,500.00</b>
132182	11/30/2022	14208 MINUTEMAN PRESS EL CAJON	64268	54015	BUSINESS CARDS	93.86
					<b>Total :</b>	<b>93.86</b>
132183	11/30/2022	10306 MOTOROLA SOLUTIONS INC	8281502512	54085	APX 8000 SERIES PORTABLE RADI	102.73
					<b>Total :</b>	<b>102.73</b>

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132184	11/30/2022	13509 NCA ENTERTAINMENT INC	11/18/2022	54124	HOLIDAY LIGHTING ENTERTAINME	2,000.00
<b>Total :</b>						<b>2,000.00</b>
132185	11/30/2022	14614 PARADIGM MECHANICAL CORP	5242	53951	HVAC MAINT & REPAIRS	121.60
			5243	53951	HVAC MAINT & REPAIRS	243.20
			5244	53951	HVAC MAINT & REPAIRS	354.00
			5245	53951	HVAC MAINT & REPAIRS	121.60
			5246	53951	HVAC MAINT & REPAIRS	127.00
			5247	53951	HVAC MAINT & REPAIRS	232.40
			5252	53951	HVAC MAINT & REPAIRS	227.00
			5253	53951	HVAC MAINT & REPAIRS	116.20
			5265	53951	HVAC MAINT & REPAIRS	248.60
			5266	53951	HVAC MAINT & REPAIRS	248.60
			5267	53951	HVAC MAINT & REPAIRS	110.80
<b>Total :</b>						<b>2,151.00</b>
132186	11/30/2022	10095 RASA	5666	54062	MAP CHECK - LANTERN CREST	345.00
<b>Total :</b>						<b>345.00</b>
132187	11/30/2022	12237 RAYON, KYLE	December 1, 2022		RETIREE HEALTH PAYMENT	91.00
<b>Total :</b>						<b>91.00</b>
132188	11/30/2022	10096 ROGER DANIEL'S ALIGN & BRAKE	58316	53900	VEHICLE REPAIR	335.58
<b>Total :</b>						<b>335.58</b>
132189	11/30/2022	14172 SAN DIEGO EAST COUNTY CHAMBER	26	54101	EAST COUNTY HOMELESS TASK F	2,000.00
<b>Total :</b>						<b>2,000.00</b>
132190	11/30/2022	10407 SAN DIEGO GAS & ELECTRIC	22373580042; NOV22		TRAFFIC SIGNALS; 10/12 - 11/09/22	6,125.22
			34223805628; NOV22		ROW / MEDIANS(GAS)	241.33
			43940205509; NOV22		LMD	1,603.35
			79900685777; NOV22		BALLFIELDS/PARKS	24,571.62
			85097421694; NOV22		CITY HALL GROUP BILL	10,435.86
<b>Total :</b>						<b>42,977.38</b>
132191	11/30/2022	11594 SAN DIEGO METROPOLITAN TRANSIT	ROE		RIGHT OF ENTRY - RACE WALK 20	750.00
<b>Total :</b>						<b>750.00</b>



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132192	11/30/2022	13089 SATOR SOCCER	112728	54039	TCCPE SOCCER GOALS REPLACE	5,692.98
<b>Total :</b>						<b>5,692.98</b>
132193	11/30/2022	13171 SC COMMERCIAL, LLC	2260619-IN 2263394-IN	53902 53902	DELIVERED FUEL DELIVERED FUEL	427.30 813.01
<b>Total :</b>						<b>1,240.31</b>
132194	11/30/2022	14523 SCA OF CA, LLC	156019PS	53948	STREET SWEEPING SVCS	28,220.15
<b>Total :</b>						<b>28,220.15</b>
132195	11/30/2022	10110 SECTRAN SECURITY INC	22110521	54004	ARMORED CAR TRANSPORT SVC	141.67
<b>Total :</b>						<b>141.67</b>
132196	11/30/2022	13206 SHARP BUSINESS SYSTEMS	9004058882	54016	SHARP NOV 2022 COPY COUNTS	932.80
<b>Total :</b>						<b>932.80</b>
132197	11/30/2022	11072 SHOW STOPPER WAX PRODUCTS	6203	53904	VEHICLE SUPPLIES	106.67
<b>Total :</b>						<b>106.67</b>
132198	11/30/2022	14038 SINGH GROUP INC	01281	53905	DEAD ANIMAL REMOVAL SERVICE	1,443.71
<b>Total :</b>						<b>1,443.71</b>
132199	11/30/2022	12313 SINGH, YU-CHI CLAIRE	ASCE-10/25/22		ASCE CONFERENCE REIMBURSEM	503.35
<b>Total :</b>						<b>503.35</b>
132200	11/30/2022	10314 SOUTH COAST EMERGENCY VEHICLE	510289	53907	VEHICLE REPAIR PART	25.01
<b>Total :</b>						<b>25.01</b>
132201	11/30/2022	11341 SRM CONTRACTING & PAVING	CIP 2022-1 3P CIP 2022-1 3R	53847	CITYWIDE PAVEMENT REPAIR ANE RETENTION	258,302.99 -12,915.15
<b>Total :</b>						<b>245,387.84</b>
132202	11/30/2022	10217 STAPLES ADVANTAGE	3522421125 3522660803	53966 54040	OFFICE SUPPLIES OFFICE SUPPLIES - PSD	124.75 56.41
<b>Total :</b>						<b>181.16</b>
132203	11/30/2022	10027 STATE OF CALIFORNIA	615956		FINGERPRINTING COST	32.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132203	11/30/2022	10027	10027 STATE OF CALIFORNIA		(Continued)	Total : 32.00
132204	11/30/2022	11587	STRYKER SALES CORPORATON	3922794M	54054	CHEST COMPRESSION SYSTEM Total : 16,986.56
132205	11/30/2022	10880	TERRYBERRY COMPANY LLC	M00147		SERVICE AWARD PINS Total : 2,693.41
132206	11/30/2022	10250	THE EAST COUNTY	00124377 00124726 124712	54006 54006 53967	NOTICE OF PUBLIC HEARING - BLI NOTICE OF PUBLIC HEARING - BLI CLERK OFFICE PUBLICATIONS Total : 1,414.00
132207	11/30/2022	10133	UNDERGROUND SERVICE ALERT	22-2301607	54013	DIG ALERT SERVICES - STATE FEE Total : 53.58
132208	11/30/2022	10148	WESTAIR GASES & EQUIPMENT INC	11533709	53915	SHOP SUPPLIES Total : 238.77
132209	11/30/2022	14687	WEX BANK	84979864		FLEET CARD FUELING Total : 14,875.46
132210	11/30/2022	12930	WILLIAMS, ROCHELLE M.	December 1, 2022		RETIREE HEALTH PAYMENT Total : 91.00
132211	11/30/2022	12641	WITTORFF, VICKY DENISE	December 1,2022		RETIREE HEALTH PAYMENT Total : 31.00
132212	11/30/2022	10318	ZOLL MEDICAL CORPORATION	3602858	53917	EMS SUPPLIES Total : 3,627.94
<b>60 Vouchers for bank code : ubgen</b>						<b>Bank total : 547,742.09</b>
<b>60 Vouchers in this report</b>						<b>Total vouchers : 547,742.09</b>

Bank code : ubgen

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<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by: 

Date: 11-30-22

Approved by: 

Date: 11-30-22

EARNINGS SECTION					DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
<b>Grand Totals</b>					<b>Employees: 32</b>								
reth			5,824.00		catax	5,824.00	46.00						
					fedtax	5,824.00	211.00						
<b>Grand Totals</b>	0.00		5,824.00				257.00	0.00					

Gross:	5,824.00
Net:	5,567.00

<< No Errors / No Warnings >>

*HJ*  
*ACH Transfer*  
*Dec Retiree Health*

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
132213	12/1/2022	12903 AMERICAN FIDELITY ASSURANCE CO	2204735C		FLEXIBLE SPENDING ACCOUNT	1,905.06
					<b>Total :</b>	<b>1,905.06</b>
132214	12/1/2022	10208 ANTHEM EAP	046583811499		EMPLOYEE ASSISTANCE PROGRA	290.82
					<b>Total :</b>	<b>290.82</b>
132215	12/1/2022	10334 CHLIC	3100210		HEALTH INSURANCE	190,735.19
					<b>Total :</b>	<b>190,735.19</b>
132216	12/1/2022	14458 METROPOLITAN LIFE INSURANCE	74903065		DENTAL INSURANCE	11,888.63
					<b>Total :</b>	<b>11,888.63</b>
132217	12/1/2022	10785 RELIANCE STANDARD LIFE	December 22		VOLUNTARY LIFE INSURANCE	468.26
					<b>Total :</b>	<b>468.26</b>
132218	12/1/2022	10424 SANTEE FIREFIGHTERS	PPE 11/23/22		DUES/PEC/BENEVOLENT/BC EXP	3,191.63
					<b>Total :</b>	<b>3,191.63</b>
132219	12/1/2022	10776 STATE OF CALIFORNIA	PPE 11/23/22		WITHHOLDING ORDER	449.53
					<b>Total :</b>	<b>449.53</b>
132220	12/1/2022	10001 US BANK	PPE 11/23/22		PARS RETIREMENT	951.42
					<b>Total :</b>	<b>951.42</b>
132221	12/1/2022	14600 WASHINGTON STATE SUPPORT	PPE 11/23/22		WITHHOLDING ORDER	751.84
					<b>Total :</b>	<b>751.84</b>
<b>9 Vouchers for bank code : ubgen</b>						<b>Bank total : 210,632.38</b>
<b>9 Vouchers in this report</b>						<b>Total vouchers : 210,632.38</b>

Prepared by: *[Signature]*  
 Date: 12-1-22  
 Approved by: *[Signature]*  
 Date: 12-1-22

EARNINGS SECTION				DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
vacp	145.08		6,806.05	sb-1		73.47						
vtkn	405.20		19,514.68	sb-3		50.22						
wcnt	240.00		7,318.30	sffa		2,640.86						
				sffapc		419.52						
				st1cs3	93,126.16	2,793.81	-2,793.81					
				st2cs3	13,513.36	405.40	-405.40					
				texlif		55.19						
				vaccpr		558.35						
				vaccpt		261.03						
				vcanpr		411.61						
				vcanpt		151.05						
				vgcipt		79.44						
				vision		488.75						
				voladd		29.51						
				voldis		234.94						
				vollad			234.12					
				vollif		234.14						
<b>Grand Totals</b>	15,105.88		633,417.17			221,026.26	257,476.38					



Gross:	633,417.17
Net:	412,390.91

<< No Errors / 15 Warnings >>

*EB*  
*11/29/22*  
*ACH Transfer*  
*PPE 11/23/22*  
*Paydate 12/1/22*

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
6213007	12/2/2022	14705 RHS MISSIONSQUARE	PPE 11/23/22		RETIREE HSA	4,196.61	
						<b>Total :</b>	<b>4,196.61</b>
6751894	12/2/2022	14704 457 MISSIONSQUARE	PPE 11/23/22		ICMA - 457	31,482.07	
						<b>Total :</b>	<b>31,482.07</b>
2 Vouchers for bank code : ubgen						<b>Bank total :</b>	<b>35,678.68</b>
2 Vouchers in this report						<b>Total vouchers :</b>	<b>35,678.68</b>

Prepared by:   
Date: 12-2-22  
Approved by:   
Date: 12-2-22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2161	12/5/2022	10955 DEPARTMENT OF THE TREASURY	PPE 11/23/22		FED WITHHOLD & MEDICARE	90,739.50
					<b>Total :</b>	<b>90,739.50</b>
2181	12/5/2022	10956 FRANCHISE TAX BOARD	PPE 11/23/22		CA STATE TAX WITHHELD	30,665.84
					<b>Total :</b>	<b>30,665.84</b>
<b>2 Vouchers for bank code : ubgen</b>					<b>Bank total :</b>	<b>121,405.34</b>
<b>2 Vouchers in this report</b>					<b>Total vouchers :</b>	<b>121,405.34</b>

Prepared by: Jus M  
Date: 12-5-22  
Approved by: E Buller  
Date: 12/5/22



**MEETING DATE** December 14, 2022

**ITEM TITLE** APPROVAL OF THE EXPENDITURE OF \$98,326.60 FOR NOVEMBER 2022 LEGAL SERVICES AND REIMBURSABLE COSTS

**DIRECTOR/DEPARTMENT** Heather Jennings, Finance *HJ*

**SUMMARY**

Legal services invoices proposed for payment for the month of November 2022 total \$98,326.60 as follows:

1) General Retainer Services	\$ 16,530.00
2) Labor & Employment	6,069.00
3) Litigation & Claims	13,993.23
4) Special Projects - General Fund	46,045.99
5) Special Projects – Other Funds	5,966.50
6) Third-Party Reimbursable Projects	<u>9,721.88</u>
Total	<u>\$ 98,326.60</u>

**FINANCIAL STATEMENT** *HJ*

Account Description: Legal Services

General Fund:	<u>AMOUNT</u>	<u>BALANCE</u>
Adopted Budget	\$ 731,360.00	
Revised Budget	731,360.00	
Prior Expenditures	(265,676.20)	
Current Request	(82,683.22)	\$ 383,000.58
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 90,000.00	
Revised Budget	90,000.00	
Prior Expenditures	(17,815.31)	
Current Request	(5,966.50)	\$ 66,218.19

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *MSB*

Approve the expenditure of \$98,326.60 for November 2022 legal services and reimbursable costs.

**ATTACHMENTS**

1. Legal Services Billing Summary November 2022
2. Legal Services Billing Recap FY 2022-23



**LEGAL SERVICES BILLING SUMMARY  
NOVEMBER 2022**

Attachment 1

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer <b>1001.00.1201.51020</b>	\$ 16,530.00 <b>16,530.00</b>	952457	
Labor & Employment: Labor & Employment Employee Benefits <b>1001.00.1201.51020</b>	4,998.00 1,071.00 <b>6,069.00</b>	952418 952426	
Litigation & Claims: Litigation & Claims Affordable Housing Coalition of San Diego County Parcel 4 Litigation Brooks Receivership Sky Ranch Potential Homeowner/HOA Litigation <b>1001.00.1201.51020</b>	12,637.93 277.20 950.60 102.00 25.50 <b>13,993.23</b>	952419 952424 952430 952431 952437	
Special Projects (General Fund): Community Oriented Policing Annual Municipal Code Update CEQA Special Advice Water Quality Prop 218 Parcel 4 Hotel Karl Strauss Housing Element Advanced Records Center Services for PRA Cannabis COVID-19 Related General Telecommunications Work <b>1001.00.1201.51020</b>	10,003.19 2,371.50 76.50 331.50 1,224.00 1,692.60 3,052.80 9,231.00 4,682.10 918.00 4,105.50 1,402.50 <b>39,091.19</b>	952420 952440 952432 952425 952427 952428 952435 952429 952436 952434 952445 952441	
Special Projects - CSA 69 (General Fund) CSA 69 Dissolution <b>1001.03.2203.51020</b>	<b>6,954.80</b>	952438	
Special Projects (Other Funds): Mobile Home Rent Control Commission Cuyamaca Street Right-of-Way Acquisition	1,555.50 4,411.00 <b>5,966.50</b>		<b>2901.04.4106.51020 cip71402.30.05</b>
MSCP Subarea Plan HomeFed Project Redevelopment of Carlton Oaks Golf Course	6,498.68 1,678.80 1,544.40 <b>9,721.88</b>	949103 952439 952443	<b>spp2101a.91.05 tm22001a.10.05 cup1906a.10.05</b>
<b>Total</b>	<b>\$ 98,326.60</b>		

\*Prior month invoice

**LEGAL SERVICES BILLING RECAP  
FY 2022-23**

Attachment 2

<u>Category</u>	<u>Adopted Budget</u>	<u>Revised Budget</u>	<u>Previously Spent Year to Date</u>	<u>Available Balance</u>	<u>Current Request Mo./Yr.</u>	<u>Amount</u>
<b>General Fund:</b>						
General / Retainer	\$ 200,360.00	\$ 200,360.00	\$ 66,278.85	\$ 134,081.15	Nov-22	\$ 16,530.00
Labor & Employment	60,000.00	60,000.00	4,690.20	55,309.80	Nov-22	6,069.00
Litigation & Claims	90,000.00	90,000.00	46,749.18	43,250.82	Nov-22	13,993.23
Special Projects	381,000.00	381,000.00	147,957.97	233,042.03	Nov-22	46,045.99
<b>Total</b>	<b><u>\$ 731,360.00</u></b>	<b><u>\$ 731,360.00</u></b>	<b><u>\$ 265,676.20</u></b>	<b><u>\$ 465,683.80</u></b>		<b><u>\$ 82,638.22</u></b>
<b>Other City Funds:</b>						
MHFP Commission	\$ 12,000.00	\$ 12,000.00	\$ 4,488.00	\$ 7,512.00	Nov-22	\$ 1,555.50
Capital Projects	75,000.00	75,000.00	13,327.31	61,672.69	Nov-22	4,411.00
Highway 52 Coalition	3,000.00	3,000.00	-	3,000.00	Nov-22	-
<b>Total</b>	<b><u>\$ 90,000.00</u></b>	<b><u>\$ 90,000.00</u></b>	<b><u>\$ 17,815.31</u></b>	<b><u>\$ 72,184.69</u></b>		<b><u>\$ 5,966.50</u></b>
<b>Third-Party Reimbursable:</b>						
<b>Total</b>			<b><u>\$ 125,910.90</u></b>			<b><u>\$ 9,721.88</u></b>

**Total Previously Spent to Date  
FY 2022-23**

<b>General Fund</b>	<b>\$ 265,676.20</b>
<b>Other City Funds</b>	<b>17,815.31</b>
<b>Applicant Deposits or Grants</b>	<b><u>125,910.90</u></b>
<b>Total</b>	<b><u>\$ 409,402.41</u></b>

**Total Proposed for Payment**

<b>General Fund</b>	<b>\$ 82,638.22</b>
<b>Other City Funds</b>	<b>5,966.50</b>
<b>Applicant Deposits or Grants</b>	<b><u>9,721.88</u></b>
<b>Total</b>	<b><u>\$ 98,326.60</u></b>



**MEETING DATE** December 14, 2022

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AWARDING A PROFESSIONAL SERVICES AGREEMENT TO DISABLED ACCESS CONSULTANTS FOR THE COMPLETION OF AN AMERICANS DISABILITIES ACT (ADA) SELF-EVALUATION AND TRANSITION PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

**DIRECTOR/DEPARTMENT** Matt Rankin, Director of Human Resources 

**SUMMARY**

Staff recommends the City Council award a Professional Services Agreement (“Agreement”) to Disabled Access Consultants for the preparation and completion of the ADA Self-Evaluation and Transition Plan (“Plan”), and authorize the City Manager to execution the Agreement. The Plan will survey existing City parks and facilities to determine compliance with ADA accessibility requirement and prepare a transition plan to upgrade any identified deficient City park and facilities as part of the City’s regular maintenance plans or the Capital Improvement Program.

A request for proposals (RFP) for professional services to prepare the Plan was issued on September 15, 2022. Three proposals were received and reviewed by staff based on the following criteria: 1) approach to work; 2) firm experience; 3) personnel; 4) sub-consultant’s personnel; and 5) references. The highest ranked firm was “Disabled Access Consultants” with a proposed total cost of \$57,040.

Based on the proposal submitted by Disabled Access Consultants, staff recommends that the City Council award the Agreement to prepare the Plan, and authorize the City Manager to execute the Agreement. Staff also requests authorization for the City Manager to approve amendments in a total amount not to exceed \$15,000 for additional consultant services necessary to complete the assessment of City parks and facilities for the Plan.

**ENVIRONMENTAL REVIEW**

The proposed action is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, as it has no potential for resulting in a physical change to the environment, directly or indirectly.

**FINANCIAL STATEMENT** 

Funding for the ADA Self Evaluation in the amount of \$75,000.00 was included in the Fiscal Year 2021-22 Operating Budget and has been subsequently carried forward to the Fiscal Year 2022-23 Operating Budget.

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION** 

Adopt the Resolution:

1. Awarding the Professional Services Agreement for the ADA Self-Evaluation and Transition Plan to Disabled Access Consultants for a total amount of \$57,040;





# CITY OF SANTEE

## COUNCIL AGENDA STATEMENT

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2. Authorizing the City Manager to execute the Professional Services Agreement; and
3. Authorizing the City Manager to approve amendments in a total amount not to exceed \$15,000.

**ATTACHMENTS** Resolution



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
AWARDING A PROFESSIONAL SERVICES AGREEMENT  
FOR THE COMPLETION OF AN AMERICANS WITH DISABILITIES (ADA) SELF-  
EVALUATION AND TRANSITION PLAN TO DISABLED ACCESS CONSULTANTS AND  
AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT**

**WHEREAS**, an Americans With Disabilities (“ADA”) Self Evaluation and Transition Plan (“Plan”) is needed by the City to comply with ADA requirements and to identify any deficient accessibility areas at City parks and facilities; and

**WHEREAS**, a request for proposals (RFP) was prepared by City staff for professional services to prepare the Plan and issued on September 15, 2022; and

**WHEREAS**, the City Clerk, on October 31, 2022, received three sealed proposals for the development of the Plan; and

**WHEREAS**, a selection panel comprised of three City staff members reviewed and ranked all three proposals; and

**WHEREAS**, in accordance with Santee Municipal Code Chapter 3.24, staff evaluated the proposal submitted by Disabled Access Consultants to ensure it conforms in all material respects to the requirements set forth in the request for proposals; and

**WHEREAS**, Disabled Access Consultants was a responsive and responsible bidder with their total bid amount of \$57,040.00; and

**WHEREAS**, staff recommends awarding the Professional Services Agreement to Disabled Access Consultants in the amount of \$57,040.00, and authorizing the City Manager to execute the agreement; and

**WHEREAS**, staff also requests authorization for the City Manager to approve amendments in a total amount not to exceed \$15,000.00 for additional consultant services necessary to complete the assessment of City parks and facilities for the Plan; and

**WHEREAS**, per the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c)(3) and 15378, this action is not a project under CEQA as it has no potential for resulting in a physical change to the environment, directly or indirectly; and

**WHEREAS**, the City Council desires to award the professional services agreement to Disabled Access Consultants in the amount of \$57,040.00, and authorize the City Manager to execute the agreement and to approve amendments in a total amount not to exceed \$15,000.00 for additional consultant services necessary to complete the assessment of City parks and facilities for the Plan.

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

**SECTION 1:** The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

**RESOLUTION NO. \_\_\_\_\_**

**SECTION 2:** The project is categorically exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Sections 15060(c)(3) and 15378, this action is not a project under CEQA as it has no potential for resulting in a physical change to the environment, directly or indirectly.

**SECTION 3:** The professional services agreement to implement the ADA Self-Evaluation and Transition Plan is awarded to Disabled Access Consultants in the amount of \$57,040.00, and the City Manager is authorized to execute the contract on behalf of the City.

**SECTION 4:** The City Manager is authorized to approve amendments in a total amount not to exceed \$15,000 for additional consultant services necessary to complete the assessment of City parks and facilities for the Plan.

**SECTION 5:** This Resolution shall take effect immediately upon its passage.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14<sup>th</sup> day of December, 2022 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**



**MEETING DATE** December 14, 2022

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA ACCEPTING THE CITYWIDE PAVEMENT REPAIR AND REHABILITATION PROGRAM 2022 (CIP 2022-01) PROJECT AS COMPLETE

**DIRECTOR/DEPARTMENT** Carl Schmitz, City Engineer 

**SUMMARY**

This item requests that the City Council accept the Citywide Pavement Repair and Rehabilitation Program 2022 (CIP 2022-01) Project (“Project”) as complete.

During the May 11, 2022 city council meeting, the City Council awarded the construction contract for the Citywide Pavement Repair and Rehabilitation Program 2022 (CIP 2022-01) Project for a total contract amount of \$1,008,793.22 to SRM Contracting and Paving, Inc. and authorized the City Manager, Director of Development Services or City Engineer to approve contract change orders in a total amount not to exceed \$252,100.00 for unforeseen items and additional work.

A Notice to Proceed was issued on June 6, 2022 and the work was completed on November 30, 2022. Eight change orders were approved in the amount of \$240,881.42 for additional work that included the resurfacing of one additional street.

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

**FINANCIAL STATEMENT** 

Funding for this project is provided by Transnet funds, Gas Tax-RMRA funds and the General Fund and is included in the adopted Capital Improvement Program budget as part of the Pavement Repair and Rehabilitation Citywide project. \$1,780.00 of the project was reimbursed by Padre Dam Municipal Water District for two sewer cleanout boxes installed by the contractor. This coordination on Public Works projects reduces the impact of construction on city streets.

Design & Bidding	\$ 20,504.99
Original Construction Contract	1,008,793.22
Padre Dam Clean Out Boxes	(1,780.00)
Construction Change Orders	240,881.42
Construction Engineering/Management	40,646.49
Estimated Project Closeout	<u>500.00</u>
 Total Project Cost	 <u>\$ 1,309,046.12</u>

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** 

Adopt the attached Resolution accepting Citywide Pavement Repair and Rehabilitation Program 2022 (CIP 2022-01) Project as complete.

**ATTACHMENT**

Resolution      Project Map





**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
ACCEPTING THE CITYWIDE PAVEMENT REPAIR AND REHABILITATION  
PROGRAM 2022 (CIP 2022-01) PROJECT AS COMPLETE**

**WHEREAS**, the City Council awarded the construction contract for the Citywide Pavement Repair and Rehabilitation Program 2022 (CIP 2022-01) Project (“Project”) to SRM Contracting and Paving, Inc. on May 11, 2022 for \$1,008,793.22; and

**WHEREAS**, the City Council also authorized the City Manager, Director of Development Services or City Engineer to approve construction change orders in a total amount not to exceed \$252,100.00 on May 11, 2022; and

**WHEREAS**, eight change orders in the amount of \$240,881.42 were approved for additional work and the resurfacing of one additional street; and

**WHEREAS**, \$1,780.00 of the project was reimbursed by Padre Dam Water District for two sewer cleanout boxes installed by SRM Contracting and Paving, Inc.: and

**WHEREAS**, the Project was completed for a total contract amount of \$1,249,674.64 on November 30, 2022; and

**WHEREAS**, SRM Contracting and Paving, Inc. has completed the project in accordance with the contract plans and specifications; and

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

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, that the work for the construction of the Citywide Pavement Repair and Rehabilitation Program 2022 (CIP 2021-02) Project is accepted as complete on this date and the City Clerk is directed to record a Notice of Completion.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14<sup>th</sup> day of December, 2022, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

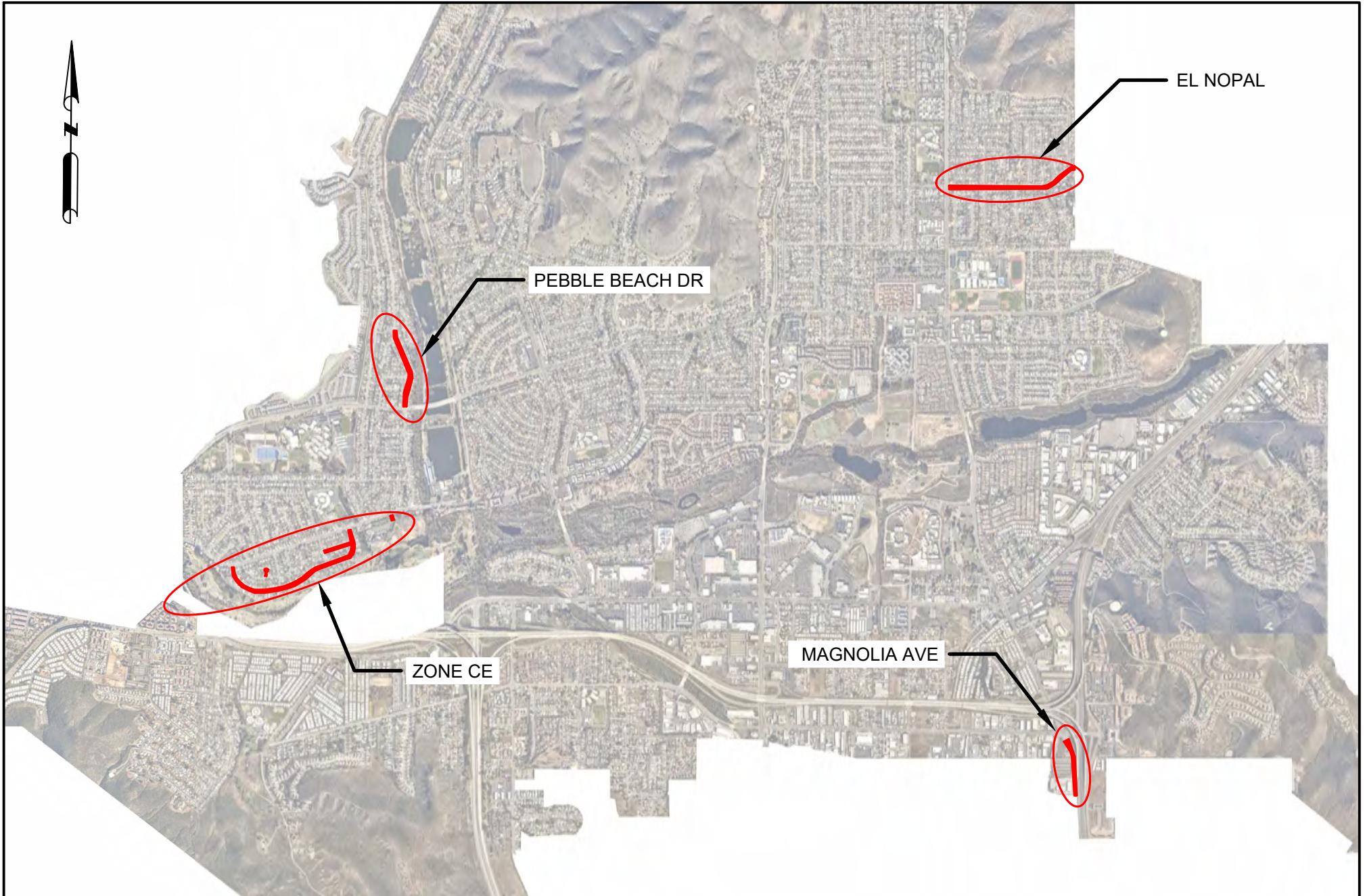
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**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE ORTIZ, CMC, CITY CLERK**



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PROJECT MAP

Citywide Pavement Repair and Rehabilitation Program 2022  
CIP 2022-01

Project Streets 



**MEETING DATE** December 14, 2022

**ITEM TITLE** RESOLUTION AUTHORIZING THE PURCHASE OF A NEW 2024 FREIGHTLINER 114SD CONVENTIONAL CHASSIS WITH A 15-FOOT DUMP BODY TRUCK FROM PB LOADER CORPORATION, PER SOURCEWELL CONTRACT #080521-PBL

**DIRECTOR/DEPARTMENT** John Garlow, Fire Chief <sup>70</sup>

**SUMMARY**

This item requests City Council authorization to purchase one (1) new 15-foot 12-14 yard dump body truck on a 2024 Freightliner 114SD chassis ("Truck"). This purchase is necessary to replace both V-117, a 2001 model year 12-yard dump body truck, and V-119, a 2001 model year 5-yard dump body truck. Both of these vehicles are no longer compliant with California emissions standards.

This purchase was previously authorized by City Council on November 10, 2021, however due to supply chain issues and the availability of parts and materials, the vehicle could not go into production prior to the expiration of the Sourcewell Contract #052417-PBL. The delay in production has also resulted in a price increase of \$26,757.58 as the 2023 Freightliner 114SD conventional chassis is not available and must be upgraded to a 2024 model year.

In accordance with Santee Municipal Code Section 3.24.130(A), the purchasing agent may join with other public jurisdictions in cooperative purchasing plans or programs as determined by the purchasing agent to be in the City's best interest. On October 5, 2021 Sourcewell, a State of Minnesota local government unit and service cooperative, of which the City is a participating member, issued Contract #080521-PBL to PB Loader Corporation (PB Loader) pursuant to a competitive request for proposals process for the procurement of roadway maintenance equipment and related accessories for a term through October 11, 2025. Upon review of Contract #080521-PBL and the quotation provided by PB Loader, the purchasing agent finds the use of this contract to be in the City's best interest for the purchase of a new 2024 Freightliner 114SD chassis with a 15-foot 12-14 yard dump body truck.

Staff recommends that the City Council approve the increase of \$26,757.58 in order for the City to complete the purchase of one (1) new 15 foot 12-14 yard dump body truck on a 2024 Freightliner 114SD chassis from PB Loader in the amount of \$214,527.16. In addition, the staff requests authorization for the open market purchasing of select add-ons in an amount not to exceed \$3,140; and authorize the City Manager to approve expenses of unforeseen changes, including surcharges associated with steel production, in an amount not to exceed \$21,453.00.

**FINANCIAL STATEMENT** <sup>HS</sup>

The fiscal year 2022-23 Vehicle Replacement Fund budget included funds in the amount of \$194,659.58 for the purchase of the 12-14 yard dump body truck, including funds for unforeseen changes and various after-market items. The purchase will require an additional appropriation in the amount of \$44,460.58 from the City's Vehicle Replacement Fund reserve balance.



**CITY ATTORNEY REVIEW**     N/A •  Completed

**RECOMMENDATIONS** *MSB*

Adopt Resolution:

1. Authorizing the purchase of one (1) new 15-foot 12-14 yard dump body truck on a 2024 Freightliner 114SD chassis from PB Loader, per Sourcewell contract #080521-PBL, in the amount of \$214,527.16; and
2. Authorizing the purchase of various after-market items for an amount not to exceed \$3,140.00; and
3. Authorizing the City Manager to approve additional expenditures for unforeseen changes, including surcharges associated with steel production, in an amount not to exceed \$21,453.00 (10%); and
4. Authorizing an appropriation in the amount of \$44,460.58 from the City's Vehicle Replacement reserve balance; and
5. Authorizing the City Manager to execute all necessary documents.

**ATTACHMENT**

Resolution



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
FINDING IN SUPPORT OF AND AUTHORIZING PURCHASE OF ONE 2024  
FREIGHTLINER 114SD CHASSIS WITH A 15-FOOT DUMP BODY TRUCK FROM PB  
LOADER, PER SOURCEWELL CONTRACT #080521-PBL**

**WHEREAS**, both existing vehicles V-117, a 2001 Freightliner 12-yard dump truck (“V-117”), and V-119, a 2001 Freightliner 5-yard dump truck (“V-119”), are no longer compliant with California vehicle emission standards and need to be replaced; and

**WHEREAS**, the City’s fiscal year 2022-23 budget includes funding for the replacement of Vehicles V-117 and V-119; and

**WHEREAS**, the purchase of the 15-foot 12-14 yard dump truck body on a 2023 Freightliner 114SD chassis as approved by the City Council on November 10, 2021, in the amount of \$187,769.58 could not be completed prior to the expiration of Sourcewell Contract #052417-PBL; and

**WHEREAS**, Santee Municipal Code Section 3.24.130(A) authorizes the City to join with other public jurisdictions in cooperative purchasing plans or programs as determined by the purchasing agent to be in the City’s best interest; and

**WHEREAS**, on October 5, 2021, Sourcewell, a State of Minnesota local government unit and service cooperative, of which the City is a participating member, issued Contract #080521-PBL to PB Loader Corporation pursuant to a competitive request for proposals process for the procurement of roadway maintenance equipment and related accessories through October 11, 2025; and

**WHEREAS**, upon review of Contract #080521-PBL and the quotation provided by PB Loader Corporation, the purchasing agent finds the use of this contract to be in the City’s best interest to purchase one (1) new 15-foot 12- to 14-yard dump body truck on a 2024 Freightliner 114SD chassis from PB Loader in the amount of \$214,527.16.

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

**SECTION 1.** The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

**SECTION 2.** The City Council of the City of Santee hereby:

1. Authorizes the purchase of one new 2024 Freightliner 114SD chassis with a 15-foot dump body truck from PB Loader Corporation utilizing Sourcewell Contract #080521-PBL in the amount of \$214,527.16; and
2. Authorizes the purchase of various after-market items for an amount not to exceed \$3,140.00; and

**RESOLUTION NO. \_\_\_\_\_**

3. Authorizes the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$21,453.00 (10%); and
4. Authorizes an appropriation in the amount of \$44,460.58 from the Vehicle Replacement Fund reserve balance; and
5. Authorizes the City Manager to execute all necessary documents related to the purchase of the 2024 Freightliner 114SD chassis with a 15-foot dump body truck.

**SECTION 3.** The proposed action is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, as it has no potential for resulting in a physical change to the environment, directly or indirectly.

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

**SECTION 5.** This Resolution shall take effect immediately upon its passage.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14<sup>th</sup> day of December, 2022, by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

---

**JOHN W. MINTO, MAYOR**

**ATTEST:**

---

**ANNETTE ORTIZ, CMC, CITY CLERK**

**MEETING DATE** December 14, 2022

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HARRIS & ASSOCIATES FOR THE SAFETY AND ENVIRONMENTAL JUSTICE ELEMENT

**DIRECTOR/DEPARTMENT** *dx brcj* Chris Jacobs, Development Services

**SUMMARY**

On December 9, 2020, the City retained Harris & Associates (“Harris”) to provide professional services relating to the Safety Element update, as well as the associated Mitigated Negative Declaration. On July 14, 2021, the City Council authorized an amendment to the professional services agreement with Harris to expand the scope of work to integrate the environmental justice component with the Safety Element for an additional amount of \$50,870.00, bringing the total contract amount to \$80,870.00, and to extend the term of the Agreement to January 31, 2023.

All approved funding has been exhausted and as a result, staff proposes a Second Amendment to the Agreement to revise the scope of services for additional project management to complete the Safety and Environmental Justice Element. The cost of the revised scope of work is not to exceed \$15,175.00, bringing the contract amount to \$96,045.00. It is anticipated that the San Diego County Board of Supervisors will adopt in 2023 a revised Hazard Mitigation Plan, which will be incorporated into the City’s Safety and Environmental Justice Element. At that time, a public hearing will be scheduled in the summer of 2023 for City Council to consider the adoption of the Safety and Environmental Justice Element with the Hazard Mitigation Plan incorporated. Accordingly, this Second Amendment also proposes to extend the term of the Agreement to June 30, 2023 to account for that public hearing.

Staff recommends the adoption of the proposed resolution authorizing the City Manager to execute the Second Amendment to the Professional Services Agreement with Harris, extending the term of the Agreement through June 30, 2023 and increasing the total contract amount by \$15,175.00, from \$80,870.00 to \$96,045.00, and appropriating \$15,175.00 from the General Fund Reserve to complete the Safety and Environmental Justice Element.

**ENVIRONMENTAL REVIEW**

This amendment is not subject to the California Environmental Quality Act (CEQA) because it is not a “project” per Public Resources Code section 21065 and section 15378 of the CEQA Guidelines as it would not result in a physical change in the environment. The finalized Safety and Environmental Justice Element and related CEQA documents will be circulated for public review and input and presented to the City Council for approval at a later date.





**FINANCIAL STATEMENT** *HS*

Funding for this project was included the Planning Department's Fiscal Year 2021-22 Operating Budget. An additional appropriation of \$15,175.00 from the General Fund Reserve will be needed to complete the Safety and Environmental Justice Element.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *MDB*

Adopt the Resolution:

1. Authorizing the City Manager to execute the Second Amendment to the Professional Services Agreement with Harris & Associates; and
2. Appropriating \$15,175.00 from the General Fund Reserve for completion of the Safety and Environmental Justice Element.

**ATTACHMENT**

Resolution (with the Second Amendment to the Agreement attached as Exhibit A)



## RESOLUTION NO.

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HARRIS & ASSOCIATES FOR THE SAFETY AND ENVIRONMENTAL JUSTICE ELEMENT

**WHEREAS**, the City of Santee (“City”), under the Professional Services Agreement authorized by the City Council on December 9, 2020 (“Agreement”), retained Harris & Associates (“Consultant”), to provide professional services relating to the Safety Element update, and the associated Mitigated Negative Declaration; and

**WHEREAS**, on July 14, 2021, the City Council authorized the First Amendment of the Agreement, which expanded the scope of work to integrate the environmental justice component with the Safety Element (together “Element”), for an additional amount not to exceed \$50,870.00, bringing the total contract amount to an amount not to exceed \$80,870.00, and to extend the term of the Agreement to January 31, 2023; and

**WHEREAS**, all approved funding has been exhausted, and the Consultant’s services are still needed to complete the Element; and

**WHEREAS**, the Second Amendment to the Agreement would revise the scope of work needed to complete the Element for an additional amount not to exceed \$15,175.00, bringing the total contract amount to an amount not to exceed \$96,045.00, and to extend the term of the Agreement to June 30, 2023; and

**WHEREAS**, an additional appropriation of \$15,175.00 from the General Fund Reserve is needed to complete the Element; and

**WHEREAS**, this Second Amendment is authorized pursuant to Sections 3, 4 and 14 of the Agreement.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California that (1) the City Manager is authorized to execute the Second Amendment to the Agreement, attached hereto as Exhibit A, increasing the contract amount to \$96,045.00 and extending the term of the Agreement through June 30, 2023, and (2) \$15,175.00 is hereby appropriated from the General Fund Reserve for the completion of the Safety and Environmental Justice Element.

**RESOLUTION NO.**

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14<sup>th</sup> day of December, 2022 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

**RESOLUTION NO.**

**EXHIBIT A**

**SECOND AMENDMENT TO PSA WITH HARRIS**

[attached behind this cover page]

**SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT  
BY AND BETWEEN CITY OF SANTEE AND HARRIS & ASSOCIATES**

This Second Amendment (“Second Amendment”), dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022, for reference purposes only, is entered into by and between the City of Santee, a California charter city (“City”) and Harris & Associates, a corporation (“Consultant”). City and Consultant are sometimes referred to in this Amendment individually as a “Party” and collectively as the “Parties.” This Second Amendment is entered into in light of the following recited facts (each a “Recital”).

**RECITALS**

A. City, under the Professional Services Agreement dated January 25, 2021, authorized by the City Council on December 9, 2020 (“Agreement”), retained Consultant to provide professional services relating to the Safety Element update as well as the associated Mitigated Negative Declaration.

B. On July 14, 2021, the City Council authorized First Amendment to the Agreement (“First Amendment”), dated July 21, 2021, to increase the compensation by \$50,870.00, from the previous amount of \$30,000.00 to \$80,870.00, and extend the term of the Agreement from January 24, 2022 to January 31, 2023 to integrate the environmental justice component with the Safety Element (together “Element”).

C. Due to a clerical error, the First Amendment reflects that the term will expire on January 31, 2022, but the Parties intended to extend the term through January 31, 2023 when they executed the First Amendment, and both Parties have performed under such belief.

D. City and the Consultant now desire to amend the Agreement and execute this Second Amendment to increase the compensation by \$15,175.00, from the previous amount of \$80,870.00 to \$96,045.00, and extend the term of the Agreement, from January 31, 2023 to June 30, 2023 for additional project management services related to the completion of the Element.

E. This Second Amendment is authorized pursuant to Sections 3, 4 and 14 of the Agreement.

NOW, THEREFORE, in consideration of the Recitals and the terms and conditions set forth in this Second Amendment, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties set forth their mutual covenants and understandings as follows:

**TERMS**

1. **SCOPE OF SERVICES:** The Scope of Services, Agreement Exhibit “A”, is hereby revised to include the Scope of Services (SUPPLEMENTAL- 2), attached to this Second Amendment as Exhibit “A” and incorporated into this Second Amendment by this reference.

2. COMPENSATION: Section 2.b of the Agreement is hereby amended to increase the total amount paid for services rendered by Consultant pursuant to the Agreement by \$15,175.00 from the previous amount of \$80,870.00 to the current amount of \$96,045.00. The cost breakdown is set forth in the Scope of Services (SUPPLEMENTAL- 2), attached to this Second Amendment as Exhibit "A". The Agreement is hereby amended to include the new rates as set forth in Exhibit "B" Schedule of Charges and Activity Schedule (SUPPLEMENTAL - 2) attached to this Second Amendment and incorporated into this Second Amendment by this reference.

3. TERM: Section 3 of the Agreement, "Term of Agreement and Time of Performance" is hereby revised to read, in its entirety, as follows:

Consultant shall perform its services hereunder in a prompt and timely manner, and in accordance with the Scope of Services shown in Exhibit "A" attached hereto and made a part hereof; provided, however, that the contents of this Agreement, as amended, shall supersede any provisions in Exhibit "A" that are inconsistent therewith. Work shall commence upon authorization from the City. Unless a different date is set forth in the Activity Schedule, the term of the Agreement shall be from the date of execution of the Agreement through June 30, 2023 unless terminated sooner pursuant to the provisions of this Agreement or when the services are complete. Such term may be extended upon written agreement of both City and Consultant.

4. CONTINUING EFFECT OF AGREEMENT. Except as amended by this Second Amendment, all other provisions of the Agreement and First Amendment remain in full force and effect. From and after the date of this Second Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Second Amendment and First Amendment.

[SIGNATURES ARE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have caused this Second Amendment to be executed and delivered by their respective representatives, thereunto duly authorized, as of the date first written above.

**CITY OF SANTEE**

By: \_\_\_\_\_

Marlene Best, City Manager

Date: \_\_\_\_\_

**CONSULTANT:**

By: \_\_\_\_\_

Diane Sandman

Senior Director

Date: \_\_\_\_\_

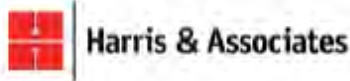
**APPROVED AS TO FORM:  
BEST BEST & KRIEGER LLP**

By: \_\_\_\_\_

Shawn Hagerty, City Attorney

Date: \_\_\_\_\_

EXHIBIT "A"  
SCOPE OF SERVICES (SUPPLEMENTAL - 2)



October 21, 2022

Chris Jacobs  
Principal Planner  
City of Santee  
10601 Magnolia Avenue  
Santee, California 92071

**RE: SAFETY AND ENVIRONMENTAL JUSTICE ELEMENT ADDITIONAL SUPPORT**

Dear Mr. Jacobs:

Harris & Associates (Harris) is requesting additional funds for work related to the City's Safety and Environmental Justice Element. The project was originally authorized in 2021. Since that time, Harris has been tasked with providing additional workshop support that was not included in the original scope of work. The original scope of work assumed a timeframe of approximately six months. Due to delays out of Harris' control, the current schedule to complete the project is approximately 27 months. We are requesting the following contract amendment to cover the out of scope tasks.

1. **City Council Workshop on the Safety and Environmental Justice Element (October 2022) – Prior to release of public review draft Element**

Harris will:

- a. Prepare and provide summary information about the Safety and Environmental Justice Element for City Council staff report;
- b. Prepare a portion of the Power Point as well as speaking notes;
- c. Attend City Council workshop on October 12, 2022, to support and answer questions; and
- d. Incorporate City Council feedback received at the workshop into the Safety and Environmental Justice Element.

2. **City Council Additional Hearing Support for Project Adoption**

Harris will:

- a. Contribute to sections of the City Council staff reports; and
- b. Prepare portions of the PowerPoint presentation for City Council hearing, including speaking content and graphics for adoption of the Safety and Environmental Justice Element and California Environmental Quality Act document

3. **Additional Project Management and Meetings**

Harris will:

- a. Provide additional project management and oversight for approximately 21 additional months due to project schedule extension; and

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500 B Street, Suite 2000, San Diego, CA 92101 ■ (619) 236-1778 ■ WeAreHarris.com

- b. Conduct additional meetings (up to six, one-hour virtual calls) with City staff to resolve additional comments, prepare for public review, and prepare for City Council workshops and hearings.

## COST

The total cost for the additional support is \$15,175. A breakdown of costs by task is provided below.

Task	Cost
City Council Workshop (October 2022)	\$5,110
City Council Additional Hearing Support for Project Adoption	\$5,070
Additional Project Management and Meetings	\$4,995
<b>Total</b>	<b>\$15,175</b>

Should you have any questions regarding this letter proposal, please contact me at (619) 481-5001 or [Diane.Sandman@WeAreHarris.com](mailto:Diane.Sandman@WeAreHarris.com).

Sincerely,  
Harris & Associates, Inc.



Diane Sandman, AICP  
Vice President, Environmental Planning + Compliance  
(619) 481-5001 ■ [Diane.Sandman@WeAreHarris.com](mailto:Diane.Sandman@WeAreHarris.com)



EXHIBIT "B"  
SCHEDULE OF CHARGES AND ACTIVITY SCHEDULE (SUPPLEMENTAL – 2)



**STANDARD HOURLY BILLING RATES  
FOR ENVIRONMENTAL + PLANNING CONSULTING STAFF**

**Effective January 1 - December 31, 2023**

<b><u>E+PC SERVICES</u></b>	<b><u>HOURLY RATE</u></b>
Vice Presidents, Senior Directors, Directors	\$220-350
Project Managers	\$160-225
Project Analysts	\$90-185
Technical and Administrative Support	\$75-160

**Notes:**

Rates are subject to adjustment due to promotions during the effective period of this schedule. A new rate schedule will become effective January 1<sup>st</sup> of every year.

Unless otherwise indicated in the cost proposal or noted below, hourly rates include most direct costs such as travel, equipment, computers, communications and reproduction (except reports and large quantities).

Annual rate escalation tied to the Consumer Price Index shall be included for multi-year contracts and projects.

When applicable, the following charges will be added to projects:

- Production
  - Black & white printing \$0.02/page (8.5x11) and \$0.03/page (11x17)
  - Color printing will be \$0.06/page (8.5x11) and \$0.08/page (11x17)
- Data-Gathering Tools
  - Harris Drone, GPS Unit, Noise Monitor – \$100/day or add \$10/hr to billing rate
- Vehicles and Mileage
  - Harris Vehicle – \$50/day
  - Mileage will be charged at the current IRS rate
- All subconsultant charges and other direct costs are subject to a 10% markup.

**MEETING DATE** December 14, 2022

**ITEM TITLE** RESOLUTION AUTHORIZING THE APPROPRIATION AND EXPENDITURE OF FY 2020 STATE HOMELAND SECURITY GRANT FUNDS IN ACCORDANCE WITH ALL PROGRAM REQUIREMENTS

**DIRECTOR/DEPARTMENT** John Garlow, Fire Chief *JP*

**SUMMARY**

On August 10, 2021 the San Diego County Office of Emergency Services approved Santee's 2020 State Homeland Security Grant ("SHSG") request in the amount of \$37,193.00 for the purchase of miscellaneous rope rescue equipment. On December 28, 2021 staff submitted an award modification request to instead purchase hydraulic rescue tools and thermal imaging cameras, and on November 17, 2022 the San Diego County Office of Emergency Services approved Santee's FY 2020 SHSG modification request. The SHSG funds will be utilized to purchase eight (8) Fire-Pro X thermal imaging cameras, as well as Holmatro battery-powered extrication equipment to include one (1) spreader, one (1) cutter, four (4) batteries, and two (2) battery charger systems at a total cost of \$36,960.28. Due to caps on the amount eligible for reimbursement for each piece of equipment, it is expected that the total amount of grant funds to be received will be \$36,702.24. The performance period for the grant ends on March 31, 2023.

**FINANCIAL STATEMENT** *#8*

The modified FY 2020 State Homeland Security Grant Funds will reimburse the City \$36,702.24 for the cost of the items above. There will be a net cost to the City of \$258.04 which will be funded from the current Fiscal Year 2022-23 Fire Department adopted budget. The deadline for reimbursement of the \$36,702.24 is March 31, 2023.

**CITY ATTORNEY REVIEW**  N/A •  Completed

**RECOMMENDATION** *CMDB*

Adopt the Resolution:

1. Authorizing the appropriation and expenditure of 2020 State SHSG Funds in accordance with all program requirements to purchase eight (8) Fire-Pro X thermal imaging cameras and Holmatro battery-powered extrication equipment to include one (1) spreader, one (1) cutter, four (4) batteries, and two (2) battery charger systems, and
2. Authorizing the Fire Chief to execute all necessary grant documents by March 31, 2023 for purposes of obtaining reimbursement and complying with the grant.

**ATTACHMENT**

Resolution

Notification of Federal Funding Award



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE APPROPRIATION AND EXPENDITURE OF FY 2020 STATE HOMELAND SECURITY GRANT REALLOCATION FUNDS IN ACCORDANCE WITH ALL PROGRAM REQUIREMENTS**

**WHEREAS**, on August 10, 2021 the San Diego County Office of Emergency Services approved Santee's 2020 State Homeland Security Grant ("SHSG") request in the amount of \$37,193.00 for the purchase of miscellaneous rope rescue equipment; and

**WHEREAS**, on November 17, 2022, the San Diego County Office of Emergency Services approved the City of Santee's ("City") FY 2020 SHSG Reallocation Funds request to instead purchase hydraulic rescue tools and thermal imaging cameras in the same amount of \$37,193.00; and

**WHEREAS**, the Santee Fire Department has determined the need for eight (8) Fire-Pro X thermal imaging cameras, and Homaro battery-powered extrication equipment to include one (1) spreader, one (1) cutter, four (4) batteries, and two (2) battery charger systems; and

**WHEREAS**, FY 2020 SHSP Reallocation Funds will reimburse the City \$36,702.24 toward the \$36,960.28 total cost of the proposed purchase items; and

**WHEREAS**, the City has accounted for the remaining cost of \$258.04 in the current fiscal year adopted budget; and

**WHEREAS**, the deadline for reimbursement of the \$36,702.24 is March 31, 2023; and

**WHEREAS**, the City Council now desires to authorize the appropriation and expenditure of the 2020 State SHSG Funds in accordance with all program requirements, and authorize the Fire Chief to execute all necessary grant documents by March 31, 2023 for purposes of obtaining reimbursement and complying with the grant.

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

**SECTION 1.** The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

**SECTION 2.** The City Council of the City of Santee hereby:

1. Authorizes the appropriation and expenditure of FY 2020 State Homeland Security Grant (SHSG) Reallocated Funds in accordance with all program requirements for the purchase of eight (8) Fire-Pro X thermal imaging cameras, and Holmatro battery-powered extrication equipment to include one (1) spreader, one (1) cutter, four (4) batteries, and two (2) battery charger systems; and

**RESOLUTION NO. \_\_\_\_\_**

2. Authorizes the Director of Fire and Life Safety (Fire Chief) to execute all necessary documents for purposes of obtaining reimbursement by March 31, 2023 and complying with the grant.

**SECTION 3.** If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

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

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14<sup>th</sup> day of December 2022, by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**





**County of San Diego Office of Emergency Services**  
5580 Overland Ave., Suite 100  
San Diego, CA 92123 -1251  
Phone: (858) 565-3490 Fax: (858) 565-3499  
Email: [OES\\_Finance@sdcounty.ca.gov](mailto:OES_Finance@sdcounty.ca.gov)



August 10, 2021

City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071

**SUBJECT: NOTIFICATION OF FEDERAL FUNDING AWARD**  
FY 2020 Homeland Security Grant Program (HSGP)  
Subaward #2020-0095, Cal OES ID #073-00000

The purpose of this letter is to notify you that the County of San Diego Office of Emergency Services has approved your **FY2020 SHSP** award in the amount of **\$37,193** as listed below:

<b>Subrecipient Name:</b>	<b>City of Santee</b>
<b>Subrecipient DUNS:</b>	<b>103163374</b>
<b>Federal Award ID (FAIN)</b>	EMW-2020-SS-00095-S01
<b>Federal Award Date:</b>	09/01/19 to 08/31/23
<b>Subaward Period of Performance:</b>	09/01/20 to 05/31/22
<b>Subrecipient Award Amount:</b>	\$ 37,193
<b>Federal Award Project Description:</b>	Implementation of homeland security management grant to support state, local, tribal and territorial efforts to prevent terrorism and other catastrophic events
<b>Federal Awarding Agency:</b>	US Department of Homeland Security
<b>CFDA Number:</b>	97.067/Homeland Security Grant Program
<b>Research &amp; Development Award (Y/N):</b>	No
<b>Indirect Cost Rate:</b>	N/A
<b>Match Requirement:</b>	N/A

This grant award is subject to all provisions of Uniform Guidance (2 CFR Part 200), which can be accessed at [www.ecfr.gov](http://www.ecfr.gov). Non-federal entities that expend \$750,000 or more annually in Federal Awards must have a single audit performed each year. Please forward a copy of your most current single audit report to the contact below.

Subrecipients are to comply with all applicable federal, state, and local Environmental Planning and Historic Preservation (EHP) requirements. Additionally, Aviation/Watercraft requests, Establish/Enhance Emergency Operations Center projects, projects requiring EHP review, and noncompetitive procurement requests require additional approvals. Subrecipients must obtain written approval for these activities prior to incurring any costs, in order to be reimbursed for any related costs under this Grant Subaward. Subrecipients are also required to obtain a performance bond prior to the purchase of any equipment item over \$250,000, including any aviation or watercraft financed with homeland security dollars. Performance bonds must be submitted to the contract below no later than the time of reimbursement.

Please complete and return the attached OES Grant Management Assessment Questionnaire, 2020 Grant Assurances and Signature Authorization Form, current procurement policies and salvage guidelines. A hard copy of the Grant Assurances and Signature Authorization Forms must be mailed.

**[Unified San Diego County Emergency Services Organization](#)**


CARLSBAD • CHULA VISTA • CORONADO • COUNTY OF SAN DIEGO • DEL MAR • EL CAJON • ENCINITAS • ESCONDIDO • IMPERIAL BEACH • LA MESA  
LEMON GROVE • NATIONAL CITY • OCEANSIDE • POWAY • SAN DIEGO • SAN MARCOS • SANTEE • SOLANA BEACH • VISTA

Your performance period ends May 31, 2022. Please submit your reimbursement requests in a timely manner, no later than June 30, 2022.

For further assistance, please contact Kevin Preston at (858) 715-2214 or [Kevin.Preston@sdcountry.ca.gov](mailto:Kevin.Preston@sdcountry.ca.gov).

Sincerely,

**Kurian,  
Martin**

 Digitally signed by Kurian,  
Martin  
Date: 2021.08.12  
09:49:18 -07'00'

Martin Kurian, Principal Administrative Analyst  
County of San Diego, Office of Emergency Services

cc:

Attachments: OES Grant Management Assessment Questionnaire  
2020 Grant Assurances  
SHSP 2020 Approved FMFW

**MEETING DATE** December 14, 2022

**ITEM TITLE** RESOLUTION AUTHORIZING PURCHASE OF A NEW 2024 FORD E450 CHASSIS WITH REMOUNT OF EXISTING AMBULANCE MODULE ONTO THE NEW CHASSIS AND TRADE-IN OF A 2017 FORD E450 CHASSIS, ALL WITH BRAUN NORTHWEST, INC. PER HGACBUY CONTRACT AM10-20

**DIRECTOR/DEPARTMENT** John Garlow, Fire Chief <sup>SO</sup>

**SUMMARY**

This item requests City Council authorization to purchase one (1) new 2024 Ford E450 chassis from Braun Northwest, Inc., and to remove the existing ambulance North Star #2302-3, 171" Module from its 2017 Ford E450 chassis, Vehicle #185 (V-185), and remount and refurbish the ambulance module onto the new chassis. Select add-on items will be purchased separately from other vendors. Braun Northwest, Inc., will accept V-185 as a trade-in.

Santee Municipal Code 3.24.130 authorizes the City to join with other public jurisdictions in cooperative purchasing plans or programs as determined by the purchasing agent to be in the City's best interest. On October 1, 2020, HGACBuy, a cooperative purchasing program of the Houston-Galveston Area Council of Governments, of which the City is a member, completed a competitive request for proposals process for the purchase of Ambulances, EMS, and Other Special Service Vehicles. Based on evaluation criteria such as pricing, selection and variety of products offered, customer support and the ability to meet the contract requirements per procedures set forth in Santee Municipal Code 3.24.100, Braun Northwest, Inc. was awarded HGACBuy Contract #AM10-20; and solely awarded Product AM20CE05-Remount of North Star Module onto a Ford E450.

The purchase of a new 2024 Ford E450 chassis from Braun Northwest, Inc., and removal and remount of V-185 ambulance module onto the new chassis is \$171,219.97. Staff recommends certain add-ons, for graphics, replacement radios, radio chargers, iPad mounts, extended warranty, etc., in an amount not to exceed \$19,876.41, for a total of \$191,096.38. Staff also recommends that the City Council authorize the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$8,561.00, which is 5% contingency, for a grand total of \$199,657.38. Santee's Purchasing Ordinance requires City Council approval of all purchases exceeding \$25,000. Thus, Staff recommends that the City Council approve utilizing HGACBuy Contract #AM10-20 to purchase one (1) new 2024 Ford E450 with the remount of the ambulance module, add-ons, and a 5% contingency in the amount of \$199,657.38.

**FINANCIAL STATEMENT** <sup>HJ</sup>

Funding for this vehicle in the amount of \$182,560.00 is included in the FY 2022-23 Vehicle Replacement Fund budget. An additional appropriation of \$17,097.38 from the General Fund Paramedic Program Reserve will be necessary to complete this \$199,657.38 purchase. The total projected cost, including select add-ons, is \$191,096.38. The total not-to-exceed cost, including a





5% contingency of \$8,561.00 is \$199,657.38. The entire cost of this purchase will be reimbursed from the General Fund Paramedic Program Reserve.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *MDB*

Adopt Resolution:

1. Authorizing the purchase of a new 2024 Ford E450 chassis from Braun Northwest, Inc., and removal and remount of V-185 ambulance module onto the new chassis for an amount not to exceed \$171,219.97; and
2. Authorizing the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$8,561.00 (5% contingency); and
3. Authorizing the open market purchase of select add-ons, such as graphics, replacement radios, radio chargers, iPad mounts, extended warranty, etc., in an amount not to exceed \$19,876.41; and
4. Authorizing the trade-in of V-185, a 2017 Ford E450 chassis, for the amount of \$500; and
5. Authorizing the City Manager to appropriate \$17,097.38 from the General Fund Paramedic Program Reserve to the FY 2022-23 Vehicle Replacement Fund budget; and
6. Authorizing the City Manager to execute all necessary documents to accomplish the purchase, trade-in, and remount with Braun Northwest, Inc.

**ATTACHMENT**

Resolution

Staff Report



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AUTHORIZING PURCHASE OF A NEW 2024 FORD E450 CHASSIS WITH REMOUNT OF EXISTING AMBULANCE MODULE ONTO THE NEW CHASSIS AND TRADE-IN OF A 2017 FORD E450 CHASSIS, ALL WITH BRAUN NORTHWEST, INC. PER HGACBUY CONTRACT AM10-20**

**WHEREAS**, the aging of City's 2017 Ford E450 chassis, Vehicle #185 ("V-185"), normal mileage, and ordinary wear and tear have compromised the Fire Department's availability of a reliable vehicle; and

**WHEREAS**, the City desires to purchase one (1) new 2024 Ford E450 chassis, remove an existing ambulance module from its V-185, and remount the ambulance module onto the new chassis; and

**WHEREAS**, selected add-on items are recommended for purchase separately from other vendors to bring the vehicle up to modern use; and

**WHEREAS**, the City of Santee FY 2022-23 Vehicle Replacement fund budget includes an appropriation of \$182,560.00 to replace the chassis of V-185, and to remount and refurbish its ambulance module; and

**WHEREAS**, Santee Municipal Code 3.24.130 authorizes the City to purchase equipment and supplies by joining with other public jurisdictions in cooperative purchasing plans or programs from a vendor at a price established by a competitive or competitively negotiated bid by another public agency as long as that bid substantially complied with the formal bidding procedures in Santee Municipal Code Section 3.24.100; and

**WHEREAS**, on October 1, 2020, HGACBuy, a cooperative purchasing program of the Houston-Galveston Area Council of Governments, of which the City is a member, completed a competitive request for proposals process for the purchase of Ambulances, EMS, and Other Special Service Vehicles; and

**WHEREAS**, Braun Northwest, Inc., of Chehalis, Washington, was awarded HGACBuy Contract #AM10-20; and

**WHEREAS**, Braun Northwest, Inc., quote reflects pricing pursuant to HGACBuy Contract AM10-20, which was publicly bid and substantially complies with the City's formal bidding procedures; and

**WHEREAS**, Braun Northwest, Inc. was also solely awarded Product AM20CE05-Remount of North Star Module onto a Ford E450; and

**WHEREAS**, Braun Northwest, Inc., will also accept V-185 as a trade-in; and

**WHEREAS**, there is need to purchase a 2024 E450 chassis due to the lack of availability of a 2023 chassis model, and unforeseen price increases, an additional total of \$17,097.38 will need to be appropriated from the General Fund Paramedic Program Reserve to the FY 2022-23 Vehicle Replacement Fund budget; and

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, this action is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, as it has no potential for resulting in a physical change to the environment, directly or indirectly; and

**WHEREAS**, the City Council desires to approve utilizing HGACBuy Contract #AM10-20 to purchase one new 2024 Ford E450 with the remount of the ambulance module, add-ons, and a 5% contingency.

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

**SECTION 1.** The Recitals provided above are true and correct and are hereby incorporated into this Resolution.

**SECTION 2.** The City Council of the City of Santee hereby:

1. Authorizes the purchase of a new 2024 Ford E450 chassis from Braun Northwest, Inc., and the removal and remount of the existing ambulance module onto the new Ford chassis by Braun Northwest, Inc., in an amount of \$171,219.97; and
2. Authorizes the City Manager to approve additional expenditures for unforeseen changes in the amount not to exceed \$8,561.00 (5%); and
3. Authorizes the open market purchase of select add-ons, such as graphics, radios, radio chargers, iPad mounts, extended warranty, etc., in the amount not to exceed \$19,876.41; and
4. Authorizes the trade-in of V-185, a 2017 Ford E-450 chassis for the amount of \$500; and
5. Authorizes the City Manager to appropriate \$17,097.38 from the General Fund Paramedic Program Reserve to the FY 2022-23 Vehicle Replacement Fund budget; and
6. Authorizes the City Manager to execute all necessary documents to accomplish the purchase, trade-in, and remount with Braun Northwest, Inc.

**SECTION 3.** The proposed action is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, as it has no potential for resulting in a physical change to the environment, directly or indirectly.

**SECTION 4.** If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby

**RESOLUTION NO. \_\_\_\_\_**

declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

**SECTION 5.** This Resolution shall take effect immediately upon its passage.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this December 14<sup>th</sup>, 2022, by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

## **STAFF REPORT**

### **RESOLUTION AUTHORIZING PURCHASE OF A NEW 2024 FORD E450 CHASSIS WITH REMOUNT OF EXISTING AMBULANCE MODULE ONTO THE NEW CHASSIS AND TRADE-IN OF A 2017 FORD E450 CHASSIS, ALL WITH BRAUN NORTHWEST, INC. PER HGACBUY CONTRACT AM10-20**

**December 14, 2022**

Funding for this vehicle in the amount of \$182,560 is included in the FY 2022-23 Vehicle Replacement Fund budget to purchase a new 2023 Ford E450 chassis with the remount of an existing ambulance module onto the new chassis and trade-in of a 2017 Ford E450 chassis, all with Braun Northwest, Inc. There is a need to purchase a 2024 E450 chassis instead of a 2023 model, due to the lack of availability of the 2023 chassis models, and unforeseen price increases as a result of a change to one compartment to accommodate updated equipment. A total of \$17,097.38 are needed to be appropriated from the General Fund Paramedic Program Reserve to the FY 2022-23 Vehicle Replacement Fund budget.

Santee Municipal Code 3.24.130 authorizes the City to join with other public jurisdictions in cooperative purchasing plans or programs as determined by the purchasing agent to be in the City's best interest. On October 1, 2020, HGACBuy, a cooperative purchasing program of the Houston-Galveston Area Council of Governments, of which the City is a member, completed a competitive request for proposals process for the purchase of Ambulances, EMS, and Other Special Service Vehicles. Based on evaluation criteria such as pricing, selection and variety of products offered, customer support and ability to meet the contract requirements, Braun Northwest, Inc. was awarded HGACBuy Contract #AM10-20, and solely awarded Product AM20CE05-Remount of North Star Module onto a Ford E450.

Its best practice for the replacement to match or be compatible with the existing ambulance module and others currently utilized by the Fire Department. Based on the compatibility and reliability requirements for emergency response equipment and positive feedback from the City's existing Ford E450s, the Ford chassis provides the best option for remounting the City's existing medic module. It is, therefore, in the City's best interest to purchase the Ford chassis, and no other models, to ensure best use.

Braun Northwest, Inc., of Chehalis, Washington, is a certified Qualified Vehicle Modifier (QVM). The quote reflects pricing pursuant to HGACBuy Contract AM10-20 which was publicly bid and substantially complies with the City's formal bidding procedures in Santee Municipal Code Section 3.24.100. Braun Northwest, Inc., is also an authorized Ford vendor.

The total projected cost, including select add-ons, is \$191,096.38. The total purchase is for an amount not to exceed \$199,657.38, which includes add-ons purchased from separate vendors and a 5% contingency for any unforeseen changes:

1. Base Price HGAC CE05 (includes trade in Credit of \$500)	\$ 72,510.00
2. Published/unpublished options	\$ 85,838.00
3. CA sales tax @ 7.75%	\$ 12,271.97
4. HGAC Fee	\$ 600.00
5. Add-ons (separate vendors)	\$ 19,876.41
6. 5% Contingency	\$ 8,561.00
<hr/>	
TOTAL COST:	\$199,657.38

Staff requests authorization to purchase a new 2024 Ford E450 chassis and remount of an existing ambulance module onto the new chassis from Braun Northwest, Inc., and select add-ons, such as graphics, replacement radios, radio chargers, iPad mounts, extended warranty, etc., for an amount not to exceed \$199,657.38. This total includes the \$500 credit that the City will receive for the 2017 Ford E450 chassis (V-185). Staff also requests that the City Council authorize the City Manager to approve additional expenditures for unforeseen changes in an amount not to exceed \$8,561.00, which is 5% contingency, for a grant total of \$199,657.38.

**MEETING DATE** December 14, 2022

**ITEM TITLE** CLAIM AGAINST THE CITY BY JUANITA GIBEAULT

**DIRECTOR/DEPARTMENT** Matt Rankin, Director of Human Resources 

**SUMMARY**

A claim was filed against the City by Juanita Gibeault. The claim has been reviewed by the City's Director of Human Resources prior to bringing it forward for consideration. The Director of Human Resources recommends the claim be rejected as provided in Government Code Section 913.

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

**FINANCIAL STATEMENT** 

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

**CITY ATTORNEY REVIEW**  N/A •  Completed

**RECOMMENDATION** 

Reject claim as per Government Code Section 913.

**ATTACHMENT**

None



**MEETING DATE** December 14, 2022

**ITEM TITLE PROPOSED NEW SERVICE RATES FOR THE WASTE MANAGEMENT FRANCHISE AGREEMENT FOR SOLID WASTE SERVICES**

**DIRECTOR/DEPARTMENT** Nicolas Chavez, Community Services Director *SR for NC*

**SUMMARY** On August 12, 2020 the City Council approved an Amended and Restated Exclusive Franchise Agreement for Solid Waste Services (“Agreement”) with USA Waste of California, Inc. (“Waste Management”).

Section 8.3.3 of the Agreement provides for extraordinary rate adjustments upon the approval of the City Council and if approved, these rates will be added to the rate schedule (Exhibit B).

On November 1, 2022, Waste Management submitted a request to add one service to the rate schedule as follows:

3-yard co-mingled organics rates:

To incorporate existing commercial customers with three (3) yard organic bins, Waste Management would like to add 3-yard co-mingled organics service for commercial solid waste services. There is a need for these services in the City for customers who have existing 3-yard green waste bins which will now be used for co-mingled organics.

One pick-up per week	\$344.33 per month
Two pick-up per week	\$688.69 per month
Three pick-up per week	\$1,033.02 per month
Four pick-up per week	\$1,303.84 per month
Five pick-up per week	\$1,624.01 per month
Six pick-up per week	\$1,944.17 per month

Waste Management is also requesting the removal of the two services below because they are no longer needed and were not used:

- Commercial Green Waste Bin Service for 96, 2 cubic yard and 3 yard bins
- 96-Gallon Comingled Organics Toter

**ENVIRONMENTAL REVIEW** The proposed additional service rate and removal of services for the Waste Management franchise agreement do not constitute a project subject to California Environmental Quality Act (“CEQA”) review under Public Resources Code section 21065 and CEQA Guidelines section 15378as they would not result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

**FINANCIAL STATEMENT** *H* Approval of the proposed additional service would likely result in a minor increase in the franchise fees received by the City from Waste Management, but the actual amount cannot be quantified at this point.

**CITY ATTORNEY REVIEW**  N/A •  Completed



**RECOMMENDATION** *MSB*

Approve the request from Waste Management to add one additional service and remove two services to the rate schedule (Exhibit B to the Agreement).

**ATTACHMENT**

November 1, 2022 letter from Waste Management.  
Exhibit B



November 1, 2022



Mrs. Marlene Best  
City Manager  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071

Subject: Annual Rate Adjustment 2023

Dear Mrs. Best,

Pursuant to Section 8.3.1 of the franchise agreement with the City of Santee (City), we respectfully request a CPI rate adjustment to our current service rates. Attached is the rate schedule updated with CPI adjustment calculations for Waste Management (WM) service charges (Contractor component) and customer rates, effective January 1, 2023.

WM respectfully requests the addition of a 3yd Co-mingled organics bin service with the following rates:

**3-yard co-mingled organics rates:**

One pick-up per week	\$344.33 per month
Two pick-up per week	\$688.69 per month
Three pick-up per week	\$1,033.02 per month
Four pick-up per week	\$1,303.84 per month
Five pick-up per week	\$1,624.01 per month
Six pick-up per week	\$1,944.17 per month

In addition, we are respectfully requesting the "Commercial Green Waste Bin Service" rate (96-gallon, 2 cubic yard and 3 cubic yard) be removed from the current rate sheet. With the implementation of SB 1383 and the need for commingled organics, there is no need for a separate "Green Waste" only rate, since materials are commingled and disposed of at same location.

Lastly, we would also like to request that the "96-gallon Comingled Organics toter" rate be removed from the City approved rate sheet. 96-gallon carts are not used for organics due to the weight.

WM is proud to be a sustainability partner with the City and is committed to assisting the City with compliance of state mandates, increasing diversion, being stewards of the environment and active participants in the community. We will continue to be a dedicated partner to the City of Santee, and appreciate the opportunity to continue our strong relationship. If you have any questions regarding the annual CPI request or ancillary rates, please contact me directly at (619) 322-6393

Sincerely,

A handwritten signature in blue ink that reads "Kristine Costa". The signature is fluid and cursive.

Kristine Costa  
Community and Municipal Relations

## Exhibit B - Rates

City of Santee

Proposed Rates, Effective Rates January 1st, 2023

**Curbside Collection**

Standard Single Family Automated Cart Service

Trash Gallon	Green Gallon	Recy Gallon	Current Rate	Proposed New Rate @ 1.1.23		Validation
64	64	64	\$ 27.26	\$ 29.15	per month	6.94%
38	64	64	\$ 27.26	\$ 29.15	per month	6.94%
38	64	96	\$ 27.26	\$ 29.15	per month	6.94%
64	64	96	\$ 27.26	\$ 29.15	per month	6.94%
96	64	64	\$ 28.32	\$ 30.29	per month	6.94%
96	64	96	\$ 28.32	\$ 30.29	per month	6.94%

Mobile Home/Senior Service

<del>38</del>	<del>64</del>	<del>NA</del>	<del>\$ 21.83</del>	<del>\$ 23.35</del>	<del>per month</del>	<del>6.94%</del>
38	64	64	\$ 21.83	\$ 23.35	per month	6.94%
64/96	Any Size	Any Size	\$ 26.14	\$ 27.95	per month	6.94%

**Additional Refuse Cart**

One additional Green Waste and/or Recycling cart will be free of charge, after each additional one will be a charged.

			\$ 5.29	\$ 5.66	per month	6.94%
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**\*No charge for residential cart exchanges if damage is caused by normal wear and tear or by actions of the service provider.**

**Commercial MSW Cart Service**

Cart (64 or 96 gallons)

One pick-up per week	\$ 84.45	\$ 90.31	per month	6.94%
Two pick-up per week	\$ 151.15	\$ 161.64	per month	6.94%
Three pick-up per week	\$ 217.85	\$ 232.97	per month	6.94%
Four pick-up per week	\$ 284.55	\$ 304.30	per month	6.94%
Five pick-up per week	\$ 351.25	\$ 375.63	per month	6.94%

**Commercial Recycling Cart Service**

Cart (36,64 or 96 gallons)

One pick-up per week	\$ 24.58	\$ 26.29	per month	6.94%
Two pick-up per week	\$ 44.01	\$ 47.06	per month	6.94%
Three pick-up per week	\$ 63.47	\$ 67.88	per month	6.94%
Four pick-up per week	\$ 82.90	\$ 88.65	per month	6.94%
Five pick-up per week	\$ 102.36	\$ 109.46	per month	6.94%

Commercial Bin MSW Only Service

1.5 cubic yard container

One pick-up per week	\$ 123.33	\$ 131.89	per month	6.94%
Each additional weekly pick-up	\$ 97.43	\$ 104.19	per month	6.94%

2 cubic yard container

One pick-up per week	\$ 142.78	\$ 152.69	per month	6.94%
Each additional weekly pick-up	\$ 103.54	\$ 110.73	per month	6.94%

3 cubic yard container

One pick-up per week	\$ 164.12	\$ 175.51	per month	6.94%
Two pick-up per week	\$ 282.62	\$ 302.24	per month	6.94%
Three pick-up per week	\$ 398.45	\$ 426.11	per month	6.94%
Four pick-up per week	\$ 530.24	\$ 567.04	per month	6.94%
Five pick-up per week	\$ 661.99	\$ 707.94	per month	6.94%
Six pick-up per week	\$ 793.78	\$ 848.87	per month	6.94%
Seven pick-up per week	\$ 925.54	\$ 989.78	per month	6.94%

4 cubic yard container

One pick-up per week	\$ 189.49	\$ 202.64	per month	6.94%
Two pick-up per week	\$ 352.28	\$ 376.73	per month	6.94%
Three pick-up per week	\$ 515.09	\$ 550.84	per month	6.94%
Four pick-up per week	\$ 677.86	\$ 724.91	per month	6.94%
Five pick-up per week	\$ 840.68	\$ 899.03	per month	6.94%
Six pick-up per week	\$ 1,003.45	\$ 1,073.10	per month	6.94%
Seven pick-up per week	\$ 1,166.27	\$ 1,247.22	per month	6.94%

5 cubic yard container

One pick-up per week	\$ 201.32	\$ 215.29	per month	6.94%
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	Two pick-up per week	\$ 374.30	\$ 400.28	per month	6.94%
	Three pick-up per week	\$ 547.27	\$ 585.25	per month	6.94%
	Four pick-up per week	\$ 720.24	\$ 770.23	per month	6.94%
	Five pick-up per week	\$ 893.18	\$ 955.17	per month	6.94%
	Six pick-up per week	\$ 1,066.19	\$ 1,140.19	per month	6.94%
	Seven pick-up per week	\$ 1,239.14	\$ 1,325.15	per month	6.94%
6 cubic yard container					
	One pick-up per week	\$ 218.94	\$ 234.14	per month	6.94%
	Two pick-up per week	\$ 407.05	\$ 435.30	per month	6.94%
	Three pick-up per week	\$ 595.15	\$ 636.46	per month	6.94%
	Four pick-up per week	\$ 783.26	\$ 837.62	per month	6.94%
	Five pick-up per week	\$ 971.37	\$ 1,038.79	per month	6.94%
	Six pick-up per week	\$ 1,159.48	\$ 1,239.96	per month	6.94%
	Seven pick-up per week	\$ 1,347.58	\$ 1,441.11	per month	6.94%
3 cubic yard Temporary Bin					
	Delivery, Removal & up to 7 days rental	\$ 186.12	\$ 199.04	per bin	6.94%
	Each additional pick-up	\$ 88.12	\$ 94.24	each	6.94%
Commercial Service Extra pick up		\$ 88.12	\$ 94.24	each	6.94%

#### Recycling Bin Service

##### 1.5 or 2 cubic yard container

	One pick-up per week	\$ 65.18	\$ 69.70	per month	6.94%
	Two pick-up per week	\$ 116.75	\$ 124.85	per month	6.94%
	Three pick-up per week	\$ 168.29	\$ 179.97	per month	6.94%
	Four pick-up per week	\$ 219.85	\$ 235.11	per month	6.94%
	Five pick-up per week	\$ 271.43	\$ 290.27	per month	6.94%
	Six pick-up per week	\$ 322.98	\$ 345.40	per month	6.94%
	Seven pick-up per week	\$ 374.53	\$ 400.53	per month	6.94%

##### 3 cubic yard container

	One pick-up per week	\$ 74.82	\$ 80.01	per month	6.94%
	Two pick-up per week	\$ 133.99	\$ 143.29	per month	6.94%
	Three pick-up per week	\$ 193.17	\$ 206.58	per month	6.94%
	Four pick-up per week	\$ 252.33	\$ 269.84	per month	6.94%
	Five pick-up per week	\$ 311.51	\$ 333.13	per month	6.94%
	Six pick-up per week	\$ 370.68	\$ 396.41	per month	6.94%
	Seven pick-up per week	\$ 429.85	\$ 459.69	per month	6.94%

##### 4 cubic yard container

	One pick-up per week	\$ 94.13	\$ 100.66	per month	6.94%
	Each additional weekly pick-up	\$ 74.33	\$ 79.49	per month	6.94%

##### 6 cubic yard container

	One pick-up per week	\$ 113.26	\$ 121.12	per month	6.94%
	Each additional weekly pick-up	\$ 89.48	\$ 95.69	per month	6.94%

##### 3 cubic yard Split Bin

	One pick-up per week	\$ 167.75	\$ 179.39	per month	6.94%
	Two pick-up per week	\$ 296.19	\$ 316.75	per month	6.94%
	Three pick-up per week	\$ 427.01	\$ 456.65	per month	6.94%
	Four pick-up per week	\$ 557.81	\$ 596.53	per month	6.94%
	Five pick-up per week	\$ 688.62	\$ 736.42	per month	6.94%

#### Green Waste Bin Service

##### ~~96-gal toter – Green Waste only~~

	<del>One pick-up per week</del>	<del>\$ 57.20</del>	<del>\$ 61.17</del>	<del>per month</del>	<del>6.94%</del>
	<del>Two pick-up per week</del>	<del>\$ 98.38</del>	<del>\$ 105.21</del>	<del>per month</del>	<del>6.94%</del>
	<del>Three pick-up per week</del>	<del>\$ 138.72</del>	<del>\$ 148.35</del>	<del>per month</del>	<del>6.94%</del>
	<del>Four pick-up per week</del>	<del>\$ 184.50</del>	<del>\$ 197.31</del>	<del>per month</del>	<del>6.94%</del>
	<del>Five pick-up per week</del>	<del>\$ 228.78</del>	<del>\$ 244.66</del>	<del>per month</del>	<del>6.94%</del>
	<del>Six pick-up per week</del>	<del>\$ 272.24</del>	<del>\$ 291.14</del>	<del>per month</del>	<del>6.94%</del>
	<del>Seven pick-up per week</del>	<del>\$ 315.80</del>	<del>\$ 337.72</del>	<del>per month</del>	<del>6.94%</del>

##### ~~2-cubic-yard Green Waste only~~

	<del>One pick-up per week</del>	<del>\$ 175.17</del>	<del>\$ 187.33</del>	<del>per month</del>	<del>6.94%</del>
	<del>Two pick-up per week</del>	<del>\$ 301.30</del>	<del>\$ 322.21</del>	<del>per month</del>	<del>6.94%</del>
	<del>Three pick-up per week</del>	<del>\$ 424.85</del>	<del>\$ 454.34</del>	<del>per month</del>	<del>6.94%</del>
	<del>Four pick-up per week</del>	<del>\$ 565.04</del>	<del>\$ 604.26</del>	<del>per month</del>	<del>6.94%</del>

<del>Five pick-up per week</del>	<del>\$ 700.66</del>	<del>\$ 749.29</del>	<del>per month</del>	<del>6.94%</del>
<del>Six pick-up per week</del>	<del>\$ 833.79</del>	<del>\$ 891.66</del>	<del>per month</del>	<del>6.94%</del>
<del>Seven pick-up per week</del>	<del>\$ 967.18</del>	<del>\$ 1,034.31</del>	<del>per month</del>	<del>6.94%</del>
<b>2 cubic yard Green Waste only</b>				
<del>One pick-up per week</del>	<del>\$ 190.95</del>	<del>\$ 204.20</del>	<del>per month</del>	<del>6.94%</del>
<del>Two pick-up per week</del>	<del>\$ 328.43</del>	<del>\$ 351.23</del>	<del>per month</del>	<del>6.94%</del>
<del>Three pick-up per week</del>	<del>\$ 463.08</del>	<del>\$ 495.22</del>	<del>per month</del>	<del>6.94%</del>
<del>Four pick-up per week</del>	<del>\$ 615.90</del>	<del>\$ 658.65</del>	<del>per month</del>	<del>6.94%</del>
<del>Five pick-up per week</del>	<del>\$ 763.72</del>	<del>\$ 816.73</del>	<del>per month</del>	<del>6.94%</del>
<del>Six pick-up per week</del>	<del>\$ 908.83</del>	<del>\$ 971.91</del>	<del>per month</del>	<del>6.94%</del>
<del>Seven pick-up per week</del>	<del>\$ 1,054.24</del>	<del>\$ 1,127.41</del>	<del>per month</del>	<del>6.94%</del>

Organics Cart and Bin Service rates - Comingled Organics

32 gal toter

One pick-up per week	\$ 98.94	\$ 105.81	per month	6.94%
Two pick-up per week	\$ 197.88	\$ 211.61	per month	6.94%
Three pick-up per week	\$ 296.82	\$ 317.42	per month	6.94%
Four pick-up per week	\$ 371.02	\$ 396.77	per month	6.94%
Five pick-up per week	\$ 445.22	\$ 476.12	per month	6.94%
Six pick-up per week	\$ 512.01	\$ 547.55	per month	6.94%

64 gal toter

One pick-up per week	\$ 104.94	\$ 112.22	per month	6.94%
Two pick-up per week	\$ 209.87	\$ 224.44	per month	6.94%
Three pick-up per week	\$ 314.81	\$ 336.66	per month	6.94%
Four pick-up per week	\$ 393.51	\$ 420.82	per month	6.94%
Five pick-up per week	\$ 472.21	\$ 504.99	per month	6.94%
Six pick-up per week	\$ 543.04	\$ 580.73	per month	6.94%

~~96 gal toter~~

<del>One pick-up per week</del>	<del>\$ 119.93</del>	<del>\$ 128.25</del>	<del>per month</del>	<del>6.94%</del>
<del>Two pick-up per week</del>	<del>\$ 239.79</del>	<del>\$ 256.43</del>	<del>per month</del>	<del>6.94%</del>
<del>Three pick-up per week</del>	<del>\$ 359.74</del>	<del>\$ 384.71</del>	<del>per month</del>	<del>6.94%</del>
<del>Four pick-up per week</del>	<del>\$ 449.72</del>	<del>\$ 480.93</del>	<del>per month</del>	<del>6.94%</del>
<del>Five pick-up per week</del>	<del>\$ 539.66</del>	<del>\$ 577.12</del>	<del>per month</del>	<del>6.94%</del>
<del>Six pick-up per week</del>	<del>\$ 620.60</del>	<del>\$ 663.67</del>	<del>per month</del>	<del>6.94%</del>

2 cubic yard

One pick-up per week	\$ 203.21	\$ 217.31	per month	6.94%
Two pick-up per week	\$ 406.44	\$ 434.65	per month	6.94%
Three pick-up per week	\$ 609.65	\$ 651.96	per month	6.94%
Four pick-up per week	\$ 769.48	\$ 822.89	per month	6.94%
Five pick-up per week	\$ 958.44	\$ 1,024.96	per month	6.94%
Six pick-up per week	\$ 1,147.39	\$ 1,227.03	per month	6.94%

3 cubic yard

Created for Existing Only

One pick-up per week		\$ 344.33	per month	
Two pick-up per week		\$ 688.69	per month	
Three pick-up per week		\$ 1,033.02	per month	
Four pick-up per week		\$ 1,303.84	per month	
Five pick-up per week		\$ 1,624.01	per month	
Six pick-up per week		\$ 1,944.17	per month	

Commercial Bundled Service - MSW bin service + 1 96 gal recycling cart 1x/week + 1 64 gal organics (food waste) cart 1x/week

1.5 cubic yard container

One pick-up per week	\$ 222.85	\$ 238.32	per month	6.94%
Each additional weekly pick-up	\$ 196.95	\$ 210.62	per month	6.94%

2 cubic yard container

One pick-up per week	\$ 242.30	\$ 259.12	per month	6.94%
Each additional weekly pick-up	\$ 203.06	\$ 217.15	per month	6.94%

3 cubic yard container

One pick-up per week	\$ 263.64	\$ 281.94	per month	6.94%
Two pick-up per week	\$ 382.14	\$ 408.66	per month	6.94%
Three pick-up per week	\$ 497.97	\$ 532.53	per month	6.94%
Four pick-up per week	\$ 629.76	\$ 673.47	per month	6.94%
Five pick-up per week	\$ 761.51	\$ 814.36	per month	6.94%

	Six pick-up per week	\$ 893.30	\$ 955.30	per month	6.94%
	Seven pick-up per week	\$ 1,025.06	\$ 1,096.21	per month	6.94%
4 cubic yard container					
	One pick-up per week	\$ 289.01	\$ 309.07	per month	6.94%
	Two pick-up per week	\$ 451.80	\$ 483.16	per month	6.94%
	Three pick-up per week	\$ 614.61	\$ 657.27	per month	6.94%
	Four pick-up per week	\$ 777.38	\$ 831.34	per month	6.94%
	Five pick-up per week	\$ 940.20	\$ 1,005.46	per month	6.94%
	Six pick-up per week	\$ 1,102.97	\$ 1,179.52	per month	6.94%
	Seven pick-up per week	\$ 1,265.79	\$ 1,353.65	per month	6.94%
5 cubic yard container					
	One pick-up per week	\$ 300.84	\$ 321.72	per month	6.94%
	Two pick-up per week	\$ 473.82	\$ 506.71	per month	6.94%
	Three pick-up per week	\$ 646.79	\$ 691.68	per month	6.94%
	Four pick-up per week	\$ 819.77	\$ 876.67	per month	6.94%
	Five pick-up per week	\$ 992.71	\$ 1,061.61	per month	6.94%
	Six pick-up per week	\$ 1,165.71	\$ 1,246.62	per month	6.94%
	Seven pick-up per week	\$ 1,338.66	\$ 1,431.57	per month	6.94%
6 cubic yard container					
	One pick-up per week	\$ 318.46	\$ 340.56	per month	6.94%
	Two pick-up per week	\$ 506.58	\$ 541.74	per month	6.94%
	Three pick-up per week	\$ 694.67	\$ 742.89	per month	6.94%
	Four pick-up per week	\$ 882.78	\$ 944.05	per month	6.94%
	Five pick-up per week	\$ 1,070.89	\$ 1,145.22	per month	6.94%
	Six pick-up per week	\$ 1,259.00	\$ 1,346.38	per month	6.94%
	Seven pick-up per week	\$ 1,447.11	\$ 1,547.55	per month	6.94%
<u>Rolloff Service</u>					
	Transfer bodies billed hauling fee plus disposal fee per ton*				
	10 cubic yard - hauling fee*	\$ 397.50	\$ 425.09	per haul	6.94%
	20 cubic yard - hauling fee*	\$ 304.76	\$ 325.91	per haul	6.94%
	30 cubic yard - hauling fee*	\$ 304.76	\$ 325.91	per haul	6.94%
	40 cubic yard - hauling fee*	\$ 304.76	\$ 325.91	per haul	6.94%
	* Plus 10% landfill surcharge to offset administrative costs				
	Rental - each transfer body	\$ 9.09	\$ 9.72	per day	6.94%
Special Services					
	Extra Pick-Up up to 3 cubic yards MSW	\$ 88.12	\$ 94.24	each	6.94%
	Extra Pick-Up up to 3 cubic yards RCY/GW	\$ 59.17	\$ 63.28	each	6.94%
	Additional Standby and Loading Time	\$ 106.06	\$ 113.42	per hour	6.94%
	(Special pick-up assumes 15 minute loading and standby time by contractor. Additional standby and loading time shall be billed at the rate of \$63.41 per hour, pro-rated to the nearest 15 minute increment.)				
	Restart Fee- The fee for Restarting commercial service when a permanent account has been terminated for non payment.	\$ 33.16	\$ 35.46	per occurrence	6.94%
	Commercial Return to Service Fee- The return to service fee for two or more calls in a one-month period by a bin customer to return to provide service.	\$ 107.30	\$ 114.75	per occurrence	6.94%
	Residential Return to Service Fee- The return to service fee for two or more calls in a one-month period by a residential customer to return to provide service.	\$ 46.54	\$ 49.77	per occurrence	6.94%
	Copy Fee- The charge for copies requested by customers.	\$ 1.78	\$ 1.90	per occurrence	6.94%
	Bin exchange/steam clean fee - allowed 2 per year. After second exchange within one year, there will be a charge per exchange.	\$ 107.30	\$ 114.75	per occurrence	6.94%
	Bin paint charge fee - allowed 1 per year. After first paint within one year, there will be a charge per paint request.	\$ 169.69	\$ 181.47	per occurrence	6.94%
	Interest Charge-Contractor may charge 1.5% interest per month on any delinquent account for such time as the bill remains unpaid after its due date.				

Late Fee - There will be a minimum fee on any delinquent account		\$ 5.86	\$ 6.27	per occurrence	6.94%
Single Family customers shall be charged for bulky item pick up exceeding 6 4 times per year, up to 6 items at a time		\$ 68.28	\$ 73.02	per occurrence	6.94%
Multi-Family customers shall be charged for bulk item pick up exceeding 2 times per year, up to 6 items at a time, per MF complex					
First Item		\$ 37.00	\$ 39.57	per occurrence	6.94%
Each additional item		\$ 10.57	\$ 11.30	per occurrence	6.94%
		\$ -			
Bins that are overloaded can be charged a fee as long as supported by evidence		\$ 73.09	\$ 78.16	per occurrence	6.94%
A Bin that needs to be moved:					
5 to 30 feet		\$ 6.64	\$ 7.10	per occurrence	6.94%
31 to 50 feet		\$ 8.99	\$ 9.61	per occurrence	6.94%
Additional 25 feet increments		\$ 8.99	\$ 9.61	per occurrence	6.94%
Commercial Compaction Rate	2x current equivalent commercial service charge				
Recycling Contamination Fee - dump as trash	per incident	\$ 74.63	\$ 79.81	per occurrence	6.94%
<b>Special Services (continued)</b>					
Lock Fee - Per Lock	per month	\$ 8.94	\$ 9.56	per occurrence	6.94%
Lock Replacement Fee	each	\$ 20.72	\$ 22.16	per occurrence	6.94%
Bin Delivery Fee	per bin	\$ 91.72	\$ 98.09	per occurrence	6.94%
Residential Cart Exchange Fee - other than damage		\$ 47.58	\$ 50.88	per occurrence	6.94%
<b>No charge for residential cart exchanges if damage is caused by normal wear and tear or by actions of the service provider</b>					
Commercial Cart Delivery Fee	per cart	\$ 15.88	\$ 16.98	per occurrence	6.94%
Commercial Bulk Item Pick Up	for first item	\$ 66.31	\$ 70.91	per occurrence	6.94%
	each additional	\$ 24.88	\$ 26.61	per occurrence	6.94%
Collection from parks, playgrounds, City government buildings, and street trash cans shall be made without charge.					
Stinger/Valet Service	Per bin, per day	\$ 27.30	\$ 29.19		6.94%

Contractor reserves the right to charge reasonable fees for unusual or special services.



**MEETING DATE** December 14, 2022

**ITEM TITLE** PUBLIC HEARING FOR CONDITIONAL USE PERMIT P2021-1 AND CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION PREPARED PURSUANT TO SECTION 15332 OF THE CEQA GUIDELINES FOR THE DEVELOPMENT OF A 1,740 SQUARE-FOOT RESTAURANT WITH A DRIVE-THROUGH IN THE GENERAL COMMERCIAL ZONE (GC). THE PROJECT LOCATION IS 10308 MISSION GORGE ROAD. APPLICANT: DAVID BESHAY; DNBA PROPERTIES, LLC

**DIRECTOR/DEPARTMENT** <sup>or for CD</sup> Chris Jacobs, Department of Development Services

**SUMMARY** This item is a request for a Conditional Use Permit (P2021-1) for a 1,740 square-foot drive-through Popeyes restaurant on a 0.44-acre parcel located at the northeast corner of Mission Gorge Road and Cottonwood Avenue, addressed as 10308 Mission Gorge Road (APN 384-109-21) in the General Commercial Zone (GC). The 21-foot tall building would be sited in the northern portion of the property with parking to the south. The interior layout includes a kitchen area and customer seating for 34 people. The drive-through facility would include two lanes, each with a menu board. Site improvements include seventeen parking spaces, a perimeter wall and landscaping along the north and east sides, and improvements along the Mission Gorge frontage to include a meandering public sidewalk, landscaping, and a decorative screen wall. Surrounding land uses include residential development separated by an alley to the north, commercial development to the east, and undeveloped land across Cottonwood Avenue to the west and Mission Gorge Road to the south.

**ENVIRONMENTAL REVIEW** Pursuant to the requirements of the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared finding the project Categorically Exempt pursuant to CEQA Guidelines section 15332, "In-Fill Development Projects".

**FINANCIAL STATEMENT** <sup>HJ</sup> Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$42,343.20.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** <sup>MAB</sup>

1. Conduct and close the Public Hearing; and
2. Adopt the attached resolution approving Conditional Use Permit P2021-1 and finding the project exempt from CEQA.

**ATTACHMENTS**

- A. Staff Report
- B. Aerial Vicinity Map
- C. Project Plans
- D. Resolution for Conditional Use Permit P2021-1



**ATTACHMENT A**

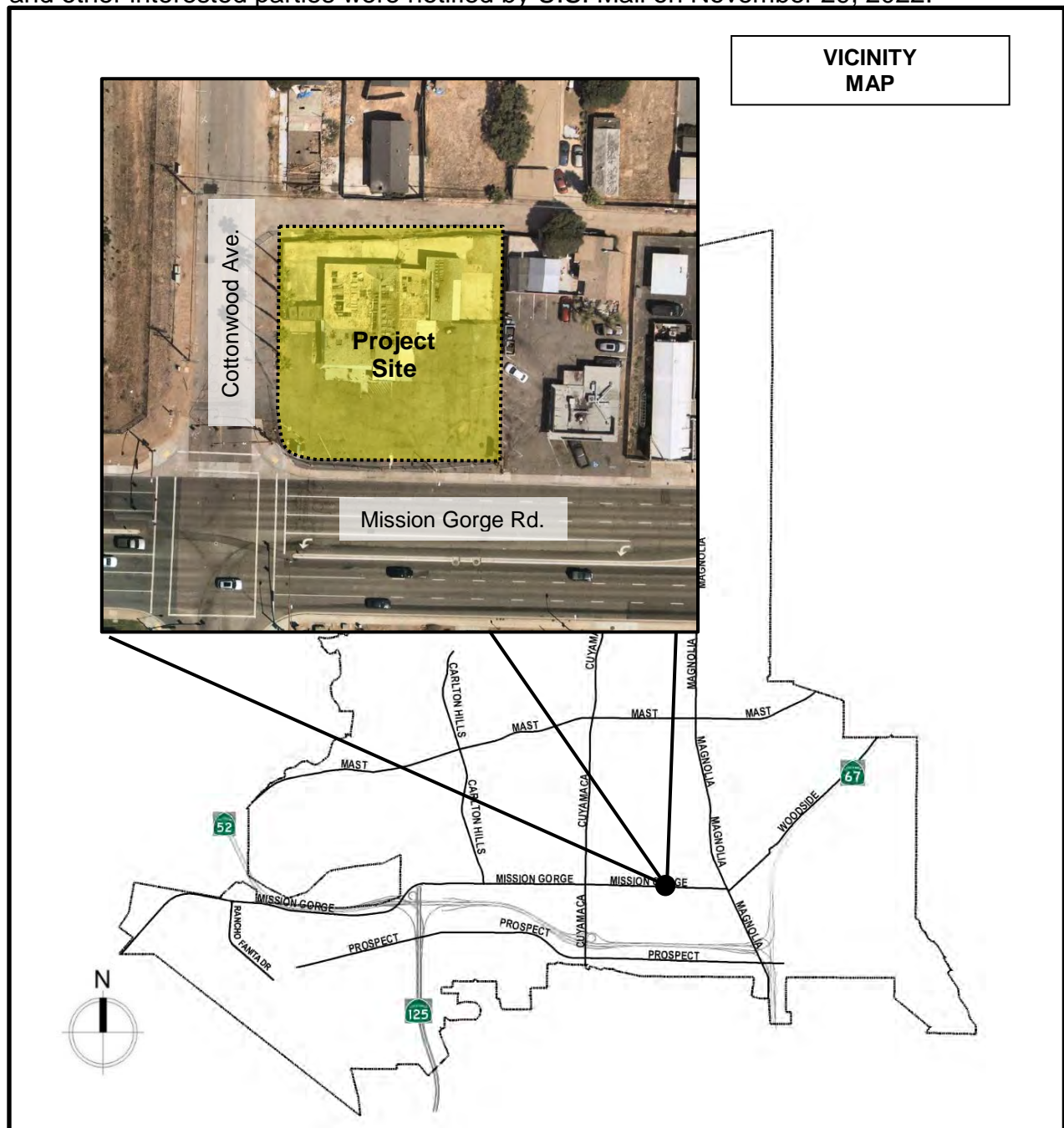
**STAFF REPORT**

**PUBLIC HEARING FOR CONDITIONAL USE PERMIT P2021-1 TO DEVELOP A 1,740 SQUARE-FOOT RESTAURANT WITH A DRIVE-THROUGH ON A 0.44-ACRE PROPERTY LOCATED AT 10308 MISSION GORGE ROAD IN THE GENERAL COMMERCIAL ZONE (GC) AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332**

**APPLICANT: DAVID BESHAY, DNBA PROPERTIES, LLC**

**CITY COUNCIL MEETING, DECEMBER 14, 2022**

Notice of the Public Hearing was published in the East County Californian on December 2, 2022 and 38 adjacent owners or residents of property within 300 feet of the request and other interested parties were notified by U.S. Mail on November 29, 2022.





**A. SITUATION AND FACTS**

1. Requested by ..... Food Service Concepts, Inc.
2. Land Owner..... David Beshay, DNBA Properties, LLC
3. Type and Purpose of Request..... Conditional Use Permit request for a 1,740 square-foot drive-through restaurant
4. Location..... 10308 Mission Gorge Road
5. Site Area..... 19,351 square feet; 0.44 acres;
6. Number of lots ..... 1
7. Hillside Overlay ..... No
8. Existing Zoning..... GC (General Commercial)
9. Proposed Zoning ..... GC (General Commercial)
10. Surrounding Zoning ..... North: TC (Town Center)  
South: GC (General Commercial)  
East: GC (General Commercial)  
West: TC (Town Center)
11. General Plan Designation ..... GC (General Commercial)
12. Proposed G.P. Designation ..... Not applicable
13. Existing Land Use ..... Vacant
14. Surrounding Land Use ..... North: Single-family and multi-family residences  
South: Mission Gorge Road; vacant land  
East: Ferny’s Mexican Grill  
West: Cottonwood Avenue; vacant land
15. Terrain..... The site is relatively level at 353 feet above mean seal level
16. Environmental Status ..... A Notice of Exemption (NOE) has been prepared for the project pursuant to California Environmental Quality Act Section 15332, In-Fill Development Projects
17. APN..... 384-109-21
18. Within Airport Influence Area ..... Yes, the project is within Airport Influence Area 1 and was issued a Consistency Determination from the Airport Land Use Commission staff on November 1, 2022.

## **B. BACKGROUND**

### **Existing Conditions**

The project site consists of a 0.44-acre site at the northeast corner of Mission Gorge Road and Cottonwood Avenue. The site is currently vacant, cleared land but until recently it contained a building with a number of later additions and shade structures as well as a fenced-off storage area at the rear. The entire site was hardscape. King Stahlman Bail Bonds previously occupied the main structure.

There is a diverse mixture of existing land uses adjacent to the site including commercial, vacant land, and single- and multi-family residential. The adjoining property to the east has both a restaurant, Ferny's Mexican Grill, as well as a single-family residence behind the restaurant. To the north of the site, across an unimproved alley, there are six dwelling units in three duplexes and two single-family residences. To the west of the site, across Cottonwood Avenue, and to the south of the site, across Mission Gorge Road, are large, undeveloped commercially-zoned properties.

## **C. PROJECT DESCRIPTION**

### **Overview**

This project is a request for a Conditional Use Permit for a 1,740 square-foot, drive-through restaurant. The site would have two, two-way entry points from each Mission Gorge Road and Cottonwood Avenue, and a one-way exit onto Cottonwood Avenue to service the drive-through. There would be two drive-through lanes, each with a menu board immediately east of the building. A free-standing block wall would be constructed along the north and east property lines, and the parking lot would be screened from Mission Gorge road with a short screen wall. Public improvements include a meandering sidewalk and landscaping along Mission Gorge Road, widening Cottonwood Avenue to the full design width along the property frontage, and paving the alley area behind the property.

The building would have a small indoor dining area with 18 seats and no outdoor dining. The bulk of the floor plan consists of central kitchen and prep areas, an office, storage rooms, and a walk-in freezer. Customer seating is located on the west side of the building. The building design features a parapet roof that varies in height and a large, brick accent wall facing Mission Gorge Road. Exterior finishes would be stucco, brick, and fiber cement panels.

## **D. ANALYSIS**

### **General Plan Consistency**

The General Plan designation of this site is General Commercial. The General Commercial designation provides for a wide range of retail and service activities, including restaurants, and should have direct access to major roads or prime arterials. The proposed project is aligned with the recommended uses of the General Plan and has access to Mission Gorge Road which is designated as a major arterial in the Mobility Element. The General Plan also recommends that all new commercial development contribute to an overall positive visual identity, and that the Mission Gorge frontage be improved with a meandering sidewalk and integrated landscaping.

As designed, the building contributes to a positive visual identity by providing variation in roofline and materials, and also includes a large, brick accent wall for visual interest. The site and right-of-way design include a meandering sidewalk with integrated landscaping. Based on the analysis above, the project is consistent with the recommendations found in the General Plan.

### **Zoning Code Consistency**

Base Development Standards: This site is in the General Commercial (GC) zoning district which outlines the base development standards. These standards are found in Chapter 13.12 of the Santee Municipal Code (SMC). The maximum building height within 50 feet of the residential district to the north is 25 feet. As proposed, the building would be 22 feet tall at the highest point. The building setbacks for the site are 10 feet from the ultimate right of way of all streets, five feet from the east property line, and 20 feet from the northern property line. The parking lot setbacks are 10 feet from the ultimate right of way, five feet from the east property line, and 10 feet from the rear property line. The site design conforms with all of the setbacks listed above.

Landscaping: Landscaping is required within all setback areas and must also be incorporated into the parking lot. The design includes landscaping in all setbacks and the parking lot will have trees and areas of groundcover. Additionally, the site was designed with an additional landscape buffer along Mission Gorge Road, as recommended in the Community Enhancement Element of the General Plan.

On-Site Parking: The parking requirement for restaurants is one space for every 100 square feet of gross floor area. The gross floor area of the building is 1,740 square feet and would require a total of 17 parking spaces. The site design includes 17 parking spaces. The zoning code also requires at least one electric vehicle (EV) space and the design shows four EV charging stations that may be utilized by customers.

### **Traffic**

A traffic impact study was prepared for the project and found that the project would likely generate 1,130 average daily trips. Based on the analysis, the intersection of Mission Gorge Road and Cottonwood Avenue will continue to operate at a Level of Service “A” after the project is constructed. A vehicle miles traveled (VMT) analysis was not performed because the project doesn’t exceed the regional threshold that would require such an analysis.

A queuing analysis was prepared for the project to demonstrate that the design of the drive-through lanes will accommodate the necessary capacity to contain queuing vehicles within the property’s boundaries. The basis of the analysis was formed by counting cars in the drive-through lanes of three local Popeyes locations. The counts were conducted on a Friday and Saturday during the two peak periods each day, 11:00 a.m. – 2:00 p.m. and 5:00 p.m. – 8:00 p.m. The number of vehicles in the queue were manually counted at each minute during the three-hour periods. The maximum number of vehicles queuing at any point was found to be 11. That queue length only occurred at one location, the other two locations both had a maximum queue of 10. A table of the results is in Figure 1.

Location	Peak Period	Maximum		50 <sup>th</sup> Percentile		85 <sup>th</sup> Percentile		Maximum Vehicles Queued
		Friday	Saturday	Friday	Saturday	Friday	Saturday	
Popeyes, 3489 Santo Rd, San Diego	Mid-day	11	7	5	2	9	6	11
	PM	10	10	5	5	7	9	
Popeyes, 4020 Convoy St, San Diego	Mid-day	10	10	3	2	6	6	10
	PM	9	7	4	3	7	5	
Popeyes, 6095 El Cajon Bl, San Diego	Mid-day	7	7	3	2	5	6	10
	PM	10	8	5	3	7	7	

Figure 1 – Queueing Analysis Results

The project drawings show that the number of vehicles that can queue from the pickup window to the menu board is 11. If cars extend into the parking lot then the queue length increases to 15 vehicles. The queueing analysis concluded that the queueing length on the subject property should account for the maximum expected number of vehicles.

The analysis also included five operational processes that will be activated if the queue were to reach the public right-of-way. These processes have been made conditions of approval in the resolution. The processes include installing a queue detector in the drive-through area that will alert interior staff when vehicles have met a certain threshold, which will trigger a secondary operations plan where in-bound vehicles will be rerouted or restricted from entering. Quarterly reports about queueing activity will be provided to the City for at least three years. Based on the reports, the operations plan can be adjusted. The City will also be provided with a telephone number for the individual on-site with the authority to adjust operations and direct Popeyes staff to take action.

### Noise

Due to the proximity of residences to the project site, a noise study was completed to ensure that noise and vibration will not cause a significant impact during construction or operation of the restaurant. Chapter five of the SMC outlines standards for noise during both construction and business operation. Standards for vibration are based on those established by the Federal Transit Administration and the California Department of Transportation.

The modeled construction noise output found that nearby residents would not be subject to noise in excess of what is allowed in the SMC, and would not exceed thresholds established by the California Environmental Quality Act (CEQA) to be considered significant. Operational noise generated from the menu boards, queueing vehicles, and HVAC equipment were also found to be within the allowable range of what is allowed in the SMC and CEQA. Measures that will assist in keeping operational noise within the allowable range include the perimeter block walls and menu board speakers that adjust based on ambient noise levels. Both measures must be implemented before the City can approve site inspections.

Vibratory impacts to surrounding residents was also found to be less than significant based on the State and Federal thresholds. In recognition of the potential to disturb nearby residents, the applicant has agreed that vibratory rollers and large bulldozers

will not be utilized within 25 feet of the nearest residence. This has been made a condition of approval and will be included on all approved plans.

### **Compatibility with Adjacent Land Uses**

The proposed project is adjacent to commercially zoned property on both the east and west sides. To the east is a similar restaurant operation, and the property to the west will support a major commercial facility when developed. Directly to the south is Mission Gorge Road, and the nearest property to the south is also commercially-zoned. The residences north of the alley are the most-likely source of conflict. The applicant has designed the site in conformance with the SMC and supplied sufficient studies to demonstrate that the project will be constructed and operated in a manner that will minimize those conflicts.

### **Environmental Status:**

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 pertaining to infill development projects. CEQA Guidelines Section 15332 requires that infill development projects meet the following five criteria in order to qualify for the exemption:

1. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* Evaluation: The proposed project is consistent with the General Plan and Zoning Ordinance.
2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* Evaluation: The proposed project is on a 0.44-acre parcel of land and is surrounded by commercial uses, commercially-zoned land, and land intended for multi-family residential development.
3. *The project site has no value as habitat for endangered, rare or threatened species.* Evaluation: This site was entirely covered with hardscape for over 40 years and has no value as habitat for endangered, rare or threatened species.
4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* Evaluation: Reports were prepared for all of the topics listed above that analyzed impacts based on thresholds of significance. All reports found that related impacts would be less than significant.
5. *The site can be adequately served by all required utilities and public services.* Evaluation: The site has full municipal services and has obtained sewer and water availability declarations from the Padre Dam Municipal Water District.

**Impact Fees:**

The proposed development would trigger the payment of development impact fees to the City in the estimated amounts as listed below:

Drainage .....	\$ 23,829.60
Traffic.....	\$ 15,941.88
<u>Traffic Signal.....</u>	<u>\$ 2,571.72</u>
<b>Total</b>	<b>\$ 43,343.20</b>

**E. STAFF RECOMMENDATION**

1. Conduct and close the Public Hearing; and
2. Adopt the attached resolution approving Conditional Use Permit P2021-1 and finding the project exempt from CEQA.



ATTACHMENT B – AERIAL VICINITY MAP  
Popeyes P2021-1



Attachment C is available via the below link:

<https://www.cityofsanteeca.gov/home/showpublisheddocument/22880/638061751442848687>



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**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING CONDITIONAL USE PERMIT P2021-1 FOR A DRIVE-THROUGH  
RESTAURANT ON A 0.44-ACRE PROPERTY LOCATED AT 10308 MISSION  
GORGE ROAD IN THE GENERAL COMMERCIAL ZONE (GC)**

**APPLICANT: DAVID BESHAY; DNBA PROPERTIES, LLC  
APN: 384-109-21**

**WHEREAS**, on September 12, 2022 David Beshay with DNBA Properties, LLC submitted a complete application for Conditional Use Permit P2021-1 to develop a 1,740 square-foot drive-through restaurant on a 0.44-acre property located on the northeast corner of Mission Gorge Road and Cottonwood Avenue, 10308 Mission Gorge Road, in the City of Santee, County of San Diego, State of California; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), technical studies were developed for the project, P2021-1, that lead to the determination that the project site has no value as habitat for endangered, rare, or threatened species and that it will not result in significant effects to traffic, noise, air quality, or water quality, and that the project qualifies for an exemption pursuant to Section 15332 of the CEQA Guidelines; and

**WHEREAS**, the proposed project is located within Airport Influence Area 1 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On August 10, 2021 the Federal Aviation Administration (FAA) determined that the project, as designed, presented no hazard to air navigation; and

**WHEREAS**, on November 1, 2022 the San Diego County Regional Airport Authority determined that the project is consistent with the Gillespie Field ALUCP; and

**WHEREAS**, the Director of Development Services scheduled Conditional Use Permit P2021-1 for public hearing on December 14, 2022; and

**WHEREAS**, on December 14, 2022, the City Council held a duly advertised public hearing on Conditional Use Permit P2021-1; and

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

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

**SECTION 1:** On December 14, 2022, the City Council approved filing a CEQA Exemption for the proposed project pursuant to Section 15332 of the CEQA Guidelines and determined that the project site has no value as habitat for endangered, rare, or threatened species and it will not result in significant effects to traffic, noise, air quality, or

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water quality. No further environmental review is required for the City to adopt this Resolution.

**SECTION 2:** The findings in accordance with Section 13.06.030.E of the Santee Municipal Code for a Conditional Use Permit are made as follows:

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

The site is located in the General Commercial (GC) land use district which is intended for intensive general commercial activities and services encouraged along major transportation routes. The project is a fast-food restaurant with drive-through service, which is permitted with an approved Conditional Use Permit within the GC (General Commercial) land use designation and zoning district.

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

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

1. The proposed use will be redeveloping a site that contained abandoned uses and deteriorated structures with new improvements that meet City safety and development standards; and
2. On-site circulation, queue design, and operational procedures will ensure drive-through traffic can be adequately contained on the subject property; and
3. The project will widen Cottonwood Avenue and make a right-of-way dedication to the City; and
4. Payment of Traffic and Traffic Signal fees totaling \$18,513.60 as required; and
5. Payment of Drainage fees totaling \$23,829.60 as required.

- C. *That the proposed use complies with each of the applicable provisions of the zoning ordinance.*

The proposed use complies with each of the applicable provisions of the zoning ordinance including building setbacks, height limitations, and minimum parking standards. All development standards of the applicable zoning code provisions are being met, and all proposed public improvements will meet the City's public works standards.

- D. *Regarding all properties designated as general commercial, neighborhood*

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*commercial or office professional: Development and redevelopment shall be comprehensively designed, entitled and developed whenever it is determined by the City that the permitting of incremental construction and uses may significantly inhibit or otherwise be detrimental to fulfilling the economic and development potential of the site.*

Development of the site has been comprehensively designed for a fast food restaurant with a drive-through. The proposed restaurant, required parking, and site amenities maximize the use of the site use will not significantly inhibit or otherwise be detrimental to fulfilling the economic and development potential of the site. The applicant is proposing to develop the entire site without phasing.

**SECTION 3:** Conditional Use Permit P2021-1, dated August 8, 2022 consisting of a 1,740 square-foot drive-through restaurant on a 0.44-acre property located on the northeast corner of Mission Gorge Road and Cottonwood Avenue, 10308 Mission Gorge Road, is hereby approved subject to the following conditions:

- A. Following project approval, the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect.
- B. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer.
- C. Minor or Major Revisions to the Conditional Use Permit, such as changes to the building elevations, site design, or landscape design, shall be approved by the Director of Development Services, unless, in the Director's judgment, a Major Revision should be reviewed by the City Council.
- D. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of building plans, shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the project engineer.
- E. Prior to approval of a grading or improvement plan:
  1. A Parcel Map shall be submitted to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review.

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Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

Please include the following with the first submittal:

- a. Two sets of prints bound and stapled.
- b. Two copies of a current preliminary title report (dated within six months of submittal date) which shows current ownership.
- c. Two copies of all documents listed in the preliminary title report.
- d. Two copies of all reference documents used to prepare the parcel map.
- e. Two copies of closure calculations for the map.
- f. One copy of the Resolution of Approval approving the project.
- g. Map check fees in the amount of \$ 3,000.00.

Please include the following with the last submittal (signature submittal):

- a. Previous submittal check prints.
- b. Two sets of prints bound and stapled.
- c. Two copies of the map in Autocad format on separate disks, CD or DVD for incorporation into the City GIS data base.
- d. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
- e. Copies of all certified return receipts for all signature omission letters.
- f. Subdivision Guarantee.

Starting with the first plan check submittal, all plan sets including the Parcel Map shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.

2. Street Improvement Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an encroachment permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:

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- a. Widen Mission Gorge Road to major road standards (82' curb to curb/102' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs.
- b. Widen Cottonwood Avenue to collector street standards (64' curb to curb/84' right-of-way). Show curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at curbs.
- c. The applicant shall provide additional asphalt concrete pavement as necessary to establish a centerline crown that is located 32' West of the proposed curb face. Additional paving the half width of Cottonwood Avenue along the property frontage and possibly beyond the proposed centerline may be required as necessary to establish the roadway crown with a cross slope not to exceed 2%.
- d. Construct a proposed driveway entrance on Mission Gorge Road as having a minimum width of 32', on Cottonwood Avenue a minimum width of 26' and an exit only driveway a minimum width of 16'. Driveways shall be constructed per the City of Santee Public Works Standard Drawing PW-21 and to the satisfaction of the City Engineer.
- e. Construct a minimum 40' curb line radius at the northeast corner of Mission Gorge Road and Cottonwood Avenue. Relocate existing facilities and utilities as necessary.
- f. Install drainage conveyances from the site per approved San Diego Regional Standard Drawings, D-25 and/or D-27, modified to the satisfaction of the City Engineer.
- g. Widen 3rd Street to public alley standards (20' width). Show the installation of a pavement structural section along the property frontage, a minimum width of 20 feet.
- h. Install a M-9 barrier and signage at the north end of the proposed sidewalk along Cottonwood Avenue indicating "Sidewalk Closed".
- i. Relocate the existing backflow and water meter box out of the limits of the proposed driveway and ramp.
- j. Repave all disturbed trenches per city paving notes, plus one full width travel lane to the nearest lane line on Mission Gorge Road abutting the property frontage.
- k. Street Improvement plans shall be one hundred percent **(100%)** complete at the time of plan check submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:
  - 1) Six sets of plans bound and stapled (improvements).
  - 2) Plan check fees.

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- 3) Preliminary cost estimate for the improvements.
- 4) One copy of the Resolution of Approval approving the project.

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

3. Precise Grading Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance.
  - a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
  - b. Project landscape and irrigation plans shall be separate from the grading plan set but must be submitted by the second grading plan check.
  - c. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
  - d. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section shall be designed based on the "R" value method using the following minimum traffic index: 4.5 for public alley, 8.0 for collector, and 8.5 for major roads. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 - PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES. Private improvements shall be constructed to public street standards.
  - e. Grading plans shall be one hundred percent (**100%**) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:
    - 1) Six sets of grading, landscape and irrigation plans bound and stapled.
    - 2) Plan check fees.
    - 3) A completed grading permit application.
    - 4) A cost estimate for the cost of construction.
    - 5) Two copies of the Drainage Study specified here within.
    - 6) Two copies of the Storm Water Quality Management Plan specified here within.

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- 7) Two copies of an Operation & Maintenance (O&M) plan specified here within.
- 8) Two copies of the Geotechnical Study specified here within.
- 9) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
- 10) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- 11) One copy of the Resolution of Approval approving the project.

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

4. Landscape and Irrigation Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance.
  - a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
  - b. Landscape and irrigation plans shall be one hundred percent **(100%)** complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:
    - 1) Six sets of landscape and irrigation plans bound and stapled.
    - 2) Plan check fees.
    - 3) A cost estimate for the cost of construction.
    - 4) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

5. Provide two copies of a geotechnical study prepared in accordance with the Santee General Plan. The investigation may be subject to independent third party review to be paid for by the applicant. The applicant shall place a deposit with the Department of Development Services in an amount satisfactory to the City Engineer to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary



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to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.

- a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
  - b. Infiltration testing shall be performed per City of Santee BMP Manual specification. Note that percolation testing is not the same, and that proper test instruments and procedures must be followed per the BMP Manual. Sufficient number of samples were taken and at the correct depths. No infiltration condition must be well justified.
6. Replace failed or inadequate pavement to the centerline and/or sidewalk adjacent to the site on Cottonwood Avenue and Mission Gorge Road to the satisfaction of the City Engineer.
7. Applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated as follows:
- a. Drainage . . . . . \$ 23,829.60 (estimated)  
calculated based on \$1,369/1000 square feet of increased impermeable area.
  - b. Traffic . . . . . \$ 15,941.88  
calculated based on a fee rate of \$9,162/1000 square feet of building area.
  - c. Traffic Signal . . . . . \$ 2,571.72  
calculated based on a fee rate of \$1,478/1000 square feet of building area.

Impact fee amounts shall be calculated in accordance with the City Fee Schedule and based on current fee ordinances in effect at issuance of building permit. The drainage fee shall be calculated based on the actual impermeable area created by the project including off-site street improvements or other improvements beyond the project boundary. The applicant shall provide certification of final site and building areas by their engineer of work to be approved by the City Engineer for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in accordance with the Municipal Code.

Note: Fee Credits for the square footage of the existing commercial development may be applied provided the applicant obtains demolition permits prior to removal. Fee Credits will only be applied to Drainage, Traffic and Traffic Signal.

8. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion

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of the rough grading and prior to issuance of any building permits, provide three originals of the pad compaction certification from the geotechnical engineer and three originals of the pad elevation certification from the project civil engineer to the City project engineer.

9. Provide two copies of a drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
  - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year, 50-year and 100-year frequency storms, and be based on full development of upstream areas.
  - b. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 10-year, 50-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual.
  
10. Provide two copies of a Storm Water Quality Management Plan (SWQMP) prepared and in accordance with the City of Santee Storm Water Ordinance and in accordance with the City of Santee Best Management Practices (BMP) Design Manual dated February 2016. The SWQMP must include best management practices (BMPs) to address water quality and hydromodification. An Operation and Maintenance Plan describing maintenance requirements and costs for BMP maintenance and provision of maintenance verification will be provided.

The SWQMP shall include the following:

- a. Develop and implement appropriate Best Management Practices (BMPs) to ensure that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWQMP.
- b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and

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to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.

- c. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structure to which the site discharges must also be retrofitted with trash capture devices. The device which shall be used for public inlets is the ADS FlexStorm Connector Pipe Screen system or approved equal.
  - d. All inlets must be labeled with concrete stamp or equivalent - stating, "No Dumping - Drains to River". If work is performed on a public inlet, the public inlet must be labeled with the following standard specification: Public storm drain inlet markers shall be 4" diameter, stainless steel, natural embossed, inlet marker as manufactured by Almetek Industries or approved equal. Marker shall contain/state "No Dumping" with "Fish w/ Wave" symbol and "Drains to Waterways" legend. Marker shall contain 2" long x 1/4" diameter threaded rod and shall be installed flush and wet-set in top of inlet, centered on width of inlet opening.
  - e. Down spouts and HVAC systems are not permitted to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer.
  - f. Fire suppression systems must be designed to be able to discharge to a sewer clean out for all maintenance and testing activities, or otherwise captured and contained on-site.
  - g. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.
  - h. The final project submittal shall include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual.
- 11. The northeast corner of the site shall be designed so that there is not an inset cavity space only accessed or visible from the alley.
  - 12. Improvements along Mission Gorge Road shall include a meandering sidewalk and landscaping, consistent with what is shown on the approved improvement and landscape plans, in accordance with the Mission Gorge Road Design Standards.
  - 13. All screen walls shall be constructed of split-faced block or similar decorative material.

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14. There shall be a note on the plans stating that that vibratory rollers and large bulldozers will not be utilized within 25 feet of the residential structures to the north. Small bulldozers will be utilized within this area to make improvements to the existing alley and to the project site in general.
15. There shall be a note on the plans stating person shall engage in construction or demolition activities in a manner that discharges visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.

F. Prior to issuance of a Building Permit:

1. The applicant shall consolidate the existing development parcels into one (1) parcel through the filing of a parcel map to be reviewed and approved through the Department of Development Services. The requirement for a tentative parcel map is hereby waived with the approval of the project.
2. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project is required.
3. Canopies, eaves, and similar architectural features may be shown extending into a required setback area a maximum of three feet so long as they are at least eight feet above grade and at least three feet from a property line.
4. There shall be a note on the plans stating that that vibratory rollers and large bulldozers will not be utilized within 25 feet of the residential structures to the north. Small bulldozers will be utilized within this area to make improvements to the existing alley and to the project site in general.
5. There shall be a note on the plans stating person shall engage in construction or demolition activities in a manner that discharges visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.
6. The building construction must be shown to meet or exceed California Green Building Standards Tier 2 Voluntary Measures.
7. The building construction must include a cool roof, as required by California Code of Regulations, Title 24.
8. The trash enclosure shall be constructed of decorative material and shall be properly sized to handle trash, recyclables, and organic waste.
9. The trash enclosure shall be treated with anti-graffiti surfaces.
10. Drive-through speakers that are sensitive to ambient noise conditions shall be utilized and must be shown on the building plans consistent with the noise study dated July 26, 2022.
11. HVAC equipment shall be shown not exceeding the height of the roofline or parapet.
12. The site is only allowed one free-standing sign with commercial messaging.

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13. Parking lot lights shall not exceed 15 feet in overall height from finished grade and shall be fully-shielded so as not to cause glare on adjacent properties.
14. Provide a Construction and Demolition (C&D) debris deposit with the Department of Development Services in accordance with the City's C&D Debris Recycling Ordinance and State law.
15. A manual and/or automatic fire alarm system is required for the building. Separate plans shall be submitted to the Fire Department for any fire alarm system(s) or devices for approval prior to installation. The fire alarm control panel or a remote keypad for the system shall be located in the "Fire Riser Room". Plans & documentations for the fire alarm system shall include, manufacturer cut sheets for all fire alarm devices, California State Fire Marshal Listing sheets for all appropriate devices, plans showing locations of all devices, line diagram & point to point diagram of the alarm system and complete battery & voltage drop calculations for the system. Monitoring of the sprinkler system, the control valves on the device shall be monitored for tamper of the valves.
16. The cooking areas are required to be protected by hood and duct fire protection systems. Separate plans are required to be submitted to the Fire Department for approval prior to installation. Exact locations of manual pull station(s) and "K" rated fire extinguishers are to be determined by the Fire Department prior to installation.
17. A queue detector with alarm in the kitchen/drive-thru window area shall be incorporated into the plan. Such a queue detection shall alert responsible restaurant staff when a queue exceeding the storage for the drive-thru window (at the limit of the intersection with the parking area) for a period of time exceeding five minutes.
18. A secondary operations plan, as shown in Figure 10 of the Traffic Impact Analysis Report dated July 15, 2022, shall be developed and provided to the City of Santee which will be triggered if the queue detector discussed above is triggered or if visual inspection indicates that the queue from the drive-thru has become excessive. Such secondary operations plan will shut the driveway on Mission Gorge Road for inbound traffic with appropriate signage and cones or other devices as approved by the City of Santee and routing drivers queuing in the drive-thru lane through the parking area towards Cottonwood Avenue. If needed, the entrance at Cottonwood Avenue will also be closed until customers on-site are served and then reopen once all queues are cleared. Staff shall be trained and drilled at least once per month on how to implement the secondary operations plan.

G. During construction:

1. The applicant shall comply at all times with the following work hour requirements:
  - a. No site work, building construction, or related activities, including

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equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm, no exceptions.

- b. No work is permitted on Sundays or City Holidays.
- c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding Sundays and City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are permitted.
- d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, additional reduction of work hours may be imposed by the Department of Development Services.

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

- 2. No person shall engage in construction or demolition activities in a manner that discharges visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.
- 3. Vibratory rollers and large bulldozers will not be utilized within 25 feet of the residential structures to the north. Small bulldozers will be utilized within this area to make improvements to the existing alley and to the project site in general.
- 4. Visible roadway dust as a result of active operations, spillage from transport trucks, erosions, or track-out/carry-out shall be minimized by the use of any of the equally effective track-out/ carry-out and erosion control measures listed in San Diego County Air Pollution Control District Rule 55 that apply to the project or operation. These measures include track-out grates or gravel beds at each egress point; wheel-washing at each egress during muddy conditions; soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; watering for dust control; and using secured tarps or cargo covering, watering, or treating of transported material for outbound transport trucks.
- 5. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time

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including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.

6. Vehicle access on Mission Gorge Road, Cuyamaca Street, Olive Lane, Town Center Parkway, Carlton Hills Boulevard, Woodside Avenue, and Riverview Parkway shall be maintained at all times and all work shall be done at night unless otherwise approved by the City Engineer. When day work is permitted, work hours shall be from 8:30 am to 3:30 pm, including set up and break down of traffic control. No day work will be permitted during the holiday season, defined as beginning the Saturday before Thanksgiving Day and shall extend through New Year's Day, unless otherwise approved by the City Engineer.
7. Comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.

H. Prior to Occupancy:

1. The applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.
2. The Applicant shall obtain parcel map approval and record the parcel map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy and seven sets of prints of the map to the City for their permanent records. The prints shall be bound and stapled. The prints and mylar shall be in accordance with City standards in effect at the time of recordation.
3. The applicant shall dedicate right-of-way along Cottonwood Avenue adjacent to the site such that the ultimate right-of-way width to centerline is 32 feet. Additional right-of-way may be required as necessary to provide adequate transition to match existing improvements.
4. The applicant shall dedicate a visibility clear space easement at the northeast corner of the intersection of Mission Gorge Road and Cottonwood Avenue. No signage may be located within this clear space easement area.
5. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
6. Construct all improvements within the public right-of-way and improvements as shown on the approved precise grading plans. Improvements shall be completed to the satisfaction of the City Engineer.
7. One space in the parking lot shall be designated for "clean air vehicles".
8. A bond, equal to the cost of full landscape installation, shall be required and shall not be released for a minimum of one year until said landscaping is demonstrated to be fully viable.
9. The applicant shall apply for a solar permit with the capacity of generating at least 1.5 watts of energy per square foot of building area in accordance with SMC 13.12.040.C.2.



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10. Provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the Operation and Maintenance Plan.
11. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: 'wet' signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation.
12. An executed contract must be in place with a qualified storm water service provider and a copy of the SWQMP provided to the consultant and the property manager.
13. Address numbers shall be placed near the roofline of each structure visible from the street. Numbers shall be block style, 12" in height, black in color (or other approved color), in contrast with their background. Address numbers shall also be illuminated for nighttime visibility. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation. Exact location and color of address numbers shall be approved by the Fire Department prior to installation.
14. The buildings are required to be constructed with an approved automatic fire sprinkler system installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. If the fire sprinkler system has 20 or more sprinkler heads, the sprinkler system is required to be monitored by an approved central station monitoring company. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation.
15. Knox Box key safes for emergency access of Fire Department personnel are required for the buildings. Knox Boxes shall be installed at the front entrance of the restaurants. Knox Box applications may be obtained from the Fire Department.
16. Santee has adopted the use of Knox Fire Department Connection (FDC) Plugs for FDC hose connections to the automatic fire sprinkler systems. These plugs ensure that the FDC's will be clear of obstructions and allow for the proper Fire Department use of automatic fire sprinkler systems. Knox Plugs can be ordered online directly from the Knox Company at [Knoxbox.com](http://Knoxbox.com). Order FDC Plugs for use in the City of Santee. Order model #3043 (two per building if using Siamese connection). Contact Santee Fire Department if assistance is needed in ordering.
17. A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance throughout the building. Exact extinguisher location to be determined by the Fire Department prior to installation.
18. Provide permanent engraved, carved or embossed signs indicating "Occupant Load" (and the number of people allowed in the room or area) for each restaurant. The signs shall be a minimum of 8" x 10", with 3" block

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letters/numbers. Exact design, occupant load number and sign placement shall be approved by the Fire Department prior to installation.

19. One or more fire hydrants are required for your project. These hydrants shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 3000 gallons per minute for 3 hours. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. Exact location of required hydrants is to be determined by the fire code official prior to installation. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials.
  20. Each building or address (equipped with an automatic fire sprinkler system) shall have a walk-in, enclosed, fire sprinkler riser room accessible from the outside of the building or address. The exact size and location of the riser room shall be approved by the Fire Department prior to construction. This room shall contain the fire sprinkler riser(s) for the building/address, pressure gauges for the system, applicable valves, sprinkler head box, "test and drain" inspectors test valve and any diagrams or documentation for the fire protection systems. These rooms shall have exterior locking hardware and a Knox box shall be located at an approved location near the room for easy Fire Department access. The room shall be provided with lighting on the emergency circuit or have battery backup power. The exterior side of the riser room door shall have labeling or signage approved by the fire code official indicating "FIRE RISER ROOM".
  21. The underground water supply piping that feeds the automatic fire sprinkler system is required to be flushed of dirt and debris prior to connecting with the overhead portion of the automatic fire sprinkler system. The underground piping cannot be flushed into the storm drain system. This must be done into an on-site retention basin, or other approved means. This water discharge shall be planned for as a part of the on-site SWPPP. Please contact the Fire Department regarding other approved methods of flushing this underground system. Separate plans shall be submitted to the Fire Department for Underground Fire lines.
  22. At the time of mid-construction, or Rough Fire Inspections, a GIS shape file or geo-referenced TIFF file of the site-plan shall be provided electronically or on digital media to the Fire Department for emergency response mapping. If neither of the two are available, a PDF shall be provided. The site plan shall show all fire access roadways/driveways, buildings, address numbers, fire hydrants, fire sprinkler connections, and other details as required. Please contact the Fire Department for exact details to be submitted for your project.
- I. Upon establishment of the use the following conditions shall apply during the term of the permit:
1. No loading, unloading, idling of trucks, handling of boxes, crates, containers, garbage cans, dumpsters, or similar objects can occur between the hours of

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10:00 p.m. and 7:00 a.m.

2. The Director of Development Services and the City Council have the ability to review any conditional use permit at a public hearing if the related operation is being conducted in a manner inconsistent with the conditions of approval or in a manner that is detrimental to the public health, safety, and welfare of properties in the vicinity.
3. The applicant shall provide reports to the City of Santee for a minimum of the first three years of operation documenting how many instances, duration and timing of implementation of the secondary operations plan as well as documenting training. Such reports should be provided quarterly and formatted to the satisfaction of the City Engineer. Such reports shall be kept for the life of the project and provided to the City upon request after the initial 3-year monitoring period. Refer to: "Popeyes Louisiana Kitchen Line Busting Guidebook", placed in the Technical Appendix, for details of this secondary operations plan.
4. The secondary operations plan shall be reviewed by a licensed Traffic Engineer on behalf of the applicant and by the City of Santee once per year for the first three years and adjusted as-needed to ensure safety of the traveling public and eliminate instances of queues on Mission Gorge Road.
5. The City of Santee shall have the right to inspect the drive-through queue and provide input for adjustment and fine-tuning of signage and operations based on citizen complaints or staff observations of operations.
6. During the drive-through traffic monitoring period, the City shall be provided a contact and phone number of a responsible individual designated to ensure queuing onto Mission Gorge Road does not occur and empowered to adjust operations and direct staff as needed to ensure safety of the traveling public.

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

**SECTION 5:** The terms and conditions of the Conditional Use Permit P2021-1 shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Conditional Use Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

**SECTION 6:** The approval of the Conditional Use Permit P2021-1 expires on December 14, 2025 at 5:00 p.m. except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Director

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of Development Services the authority to extend the expiration date of this approval pursuant to Section 13.04.090 of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

**SECTION 7:** Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on December 14, 2022.

**SECTION 8:** The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "San Diego County Clerk" in the amount of \$50.00. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

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

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14<sup>th</sup> day of December 2022, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

**MEETING DATE** December 14, 2022

**ITEM TITLE** PUBLIC HEARING FOR TENTATIVE MAP TM2021-1, DEVELOPMENT REVIEW PERMIT DR2021-2 AND CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION AEIS2021-4 PREPARED PURSUANT TO SECTION 15332 OF THE CEQA GUIDELINES FOR A NINE-LOT RESIDENTIAL SUBDIVISION LOCATED AT THE NORTHEAST AND SOUTHEAST CORNERS OF FANITA PARKWAY AND LAKE CANYON ROAD IN THE LOW-MEDIUM DENSITY RESIDENTIAL ZONE (R-2) (APPLICANT: HOMEFED FANITA RANCHO, LLC)

**DIRECTOR/DEPARTMENT** *DI for CD* Chris Jacobs, Department of Development Services

**SUMMARY** The project is a request for a Tentative Map (TM2021-1) and Development Review Permit (DR2021-2) for a proposed nine-lot, single-family residential project on a 1.9-acre portion of a 2.4-acre property at the northeast and southeast corners of Fanita Parkway and Lake Canyon Road in the R-2 (Low-Medium Density Residential) Zone (APN 380-031-27). The site is surrounded by existing low-density, single-family development. The proposed project would be developed at a density of 3.75 dwelling units per gross acre, consistent with the R-2 zoning designation which allows densities ranging between two and five dwelling units per gross acre. The project is consistent with the current General Plan Land Use Designation and Zoning Classification.

The development would consist of subdividing an existing 2.4-acre lot into nine lots that would each contain a single-family residence. The lots would range in size from 7,217 square feet to 16,510 square feet, with a majority of the lots being less than 10,000 square feet. The applicant provided three conceptual residential floor plans that are all approximately 2,270 square feet, and the elevations for each design could be built with either a hipped or gable roof. Each lot would have front yard landscaping to include two trees, seeded ground cover, and an irrigation system.

**ENVIRONMENTAL REVIEW** Pursuant to the requirements of the California Environmental Quality Act (CEQA), technical reports were developed for the project that determined the project will not result in significant effects to traffic, noise, air quality, or water quality, and the project qualifies for an exemption pursuant to Section 15332 of the CEQA Guidelines (AEIS2021-4). The Notice of Exemption is recommended for approval and adoption by the City Council.

**FINANCIAL STATEMENT** *JK* Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$248,941.89.

**CITY ATTORNEY REVIEW**  N/A  Completed





**RECOMMENDATION** *MSB*

1. Conduct and close the Public Hearing; and
2. Find that Tentative Map TM2021-1 and Development Review Permit DR2021-2 will not have a significant effect on the environment; approve the Notice of Exemption AEIS2021-4 prepared in accordance with CEQA; authorize a filing of the Notice of Exemption; and
3. Adopt the attached resolution approving Tentative Map TM2021-1; and
4. Adopt the attached resolution approving Development Review Permit DR2021-2.

**ATTACHMENTS**

- A. Staff Report
- B. Aerial Vicinity Map
- C. Project Plans
- D. Environmental Information Form and Technical Reports
- E. Resolution for Tentative Map TM2021-1
- F. Resolution for Development Review Permit DR2021-2

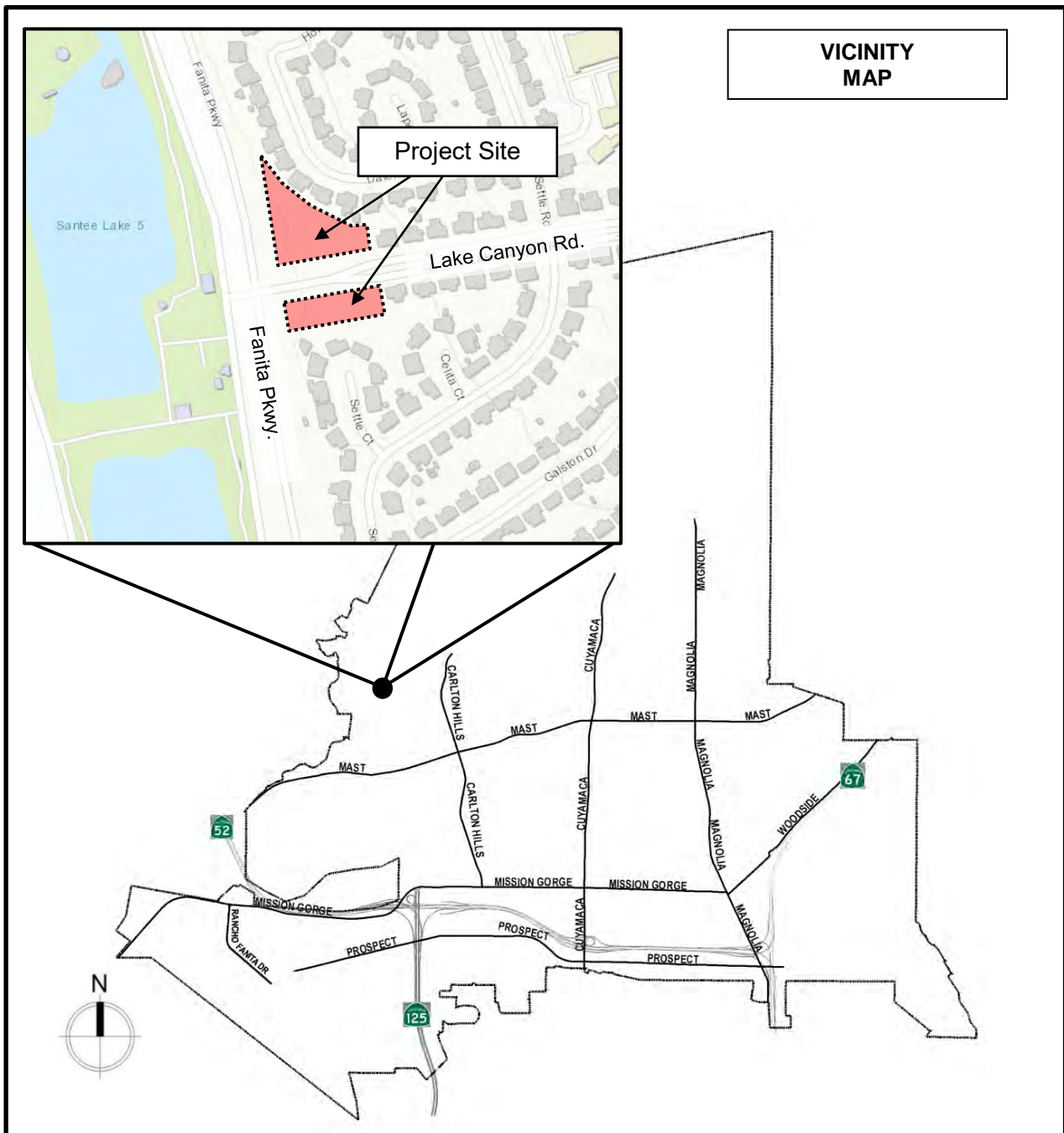
# ATTACHMENT A

## STAFF REPORT

**PUBLIC HEARING FOR TENTATIVE MAP TM2021-1, DEVELOPMENT REVIEW PERMIT DR2021-2, AND CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION AEIS2021-4 PREPARED PURSUANT TO SECTION 15332 OF THE CEQA GUIDELINES FOR A NINE-LOT RESIDENTIAL SUBDIVISION LOCATED AT THE NORTHEAST AND SOUTHEAST CORNERS OF FANITA PARKWAY AND LAKE CANYON ROAD IN THE LOW-MEDIUM DENSITY RESIDENTIAL ZONE (R-2) (APPLICANT: HOMEFED FANITA RANCHO, LLC)**

**CITY COUNCIL MEETING, DECEMBER 14, 2022**

Notice of the Public Hearing was published in the East County Californian on December 2, 2022, and 74 adjacent owners or residents of property within 300 feet of the request and other interested parties were notified by U.S. Mail on December 2, 2022.





**A. SITUATION AND FACTS**

1. Requested by ..... Hale Engineering
2. Land Owner..... Homefed Fanita Rancho, LLC
3. Type and Purpose of Request..... Tentative Map and Development Review Permit for a single-family residential project comprised of nine lots and dwelling units.
4. Location..... Northeast and Southeast corners of Fanita Parkway and Lake Canyon Road
5. Site Area..... 1.9-acre portion of a 2.4-acre lot
6. Number of lots ..... 9
7. Hillside Overlay ..... No
8. Existing Zoning ..... R-2 (Low-Medium Density Residential)
9. Proposed Zoning ..... R-2 (Low-Medium Density Residential)
10. Surrounding Zoning ..... North: R-2 (Low-Medium Density Residential)  
South: R-2 (Low-Medium Density Residential)  
East: R-2 (Low-Medium Density Residential)  
West: P/OS (Park/Open Space)
11. General Plan Designation ..... R-2 (Low-Medium Density Residential)
12. Proposed G.P. Designation ..... Not applicable
13. Existing Land Use ..... Vacant, rough-graded land
14. Surrounding Land Use ..... North: Single-family residences (Dalehurst Road)  
South: Single-family residences (Various streets)  
East: Single-family residences (Lake Canyon Road)  
West: Santee Lakes Recreation Preserve
15. Terrain..... Gentle downward slope from east to west towards Fanita Parkway
16. Environmental Status ..... A Notice of Exemption (NOE) has been prepared for the project pursuant to California Environmental Quality Act Section 15332, In-Fill Development Projects
17. APN..... 380-031-27
18. Within Airport Influence Area ..... No, the project is not within Airport Influence Area 1 and would not require consistency review with the Gillespie Field Airport Land Use Compatibility Plan (ALUCP).

## **B. BACKGROUND**

### **Existing Conditions:**

The project site consists of a 2.4-acre lot at the northeast and southeast corners of Fanita Parkway and Lake Canyon Road, the latter of which bisects the site. The site is currently vacant land that gently slopes downward from east to west, and is lower in elevation than the surrounding residential development. It appears that the site was rough-graded in the past due to the fairly consistent slope. The property owner has periodically trimmed the vegetation and historic photos show that the dominant vegetative community is sparse grassland. A biological survey prepared by Dudek on March 10, 2022 indicates that the site has no value as habitat for endangered, rare, or threatened species.

The site is surrounded by single-family residences on three sides; north, east, and south. These subdivision maps were approved by San Diego County in 1959, and the residences were likely built shortly after. To the west, across Fanita Parkway, is Lake 5 of the Santee Lakes Recreation Preserve.

## **C. PROJECT DESCRIPTION**

### **Overview:**

The project is a request for a Tentative Map and Development Review Permit for a nine-lot residential subdivision on 2.4 gross acres. After right-of-way dedications, the developable lot area is 1.9 acres. Five lots will be located north of Lake Canyon Road and four to the south. The lot sizes vary from 7,217 to 16,510 square feet, with seven of the nine lots having areas less than 10,000 square feet. All lots would be accessed from Lake Canyon Road.

A conceptual landscape and irrigation plan shows improvements in the front yard areas, which face Lake Canyon Road, as well as along the slopes descending to Fanita Parkway. Each house would have front yard landscaping featuring a low groundcover, two trees, and an automatic irrigation system. The slopes leading from the site down to Fanita Parkway would have slope planting with low water use vegetation. The fence and wall plan show a mix of split-face concrete masonry unit (CMU) walls and tubular steel fencing in areas visible and running parallel to Fanita Parkway. Interior fencing placed on the proposed lot lines will be made of wood.

Lake Canyon Road will be improved along the property frontage to its ultimate planned width. Improvements will include a new curb, gutter, and sidewalk. There will also be a transition from the west portion of the site to the existing intersection with Fanita Parkway.

The applicant provided three different conceptual house designs for this project. The house sizes are shown as 2,240, 2,280, and 2,290 square feet. Each of the houses have the option of a gable- or hipped-roof. Two house designs would be single-story, and approximately 17 feet tall while one house design would be two-stories and approximately 24 feet tall. Each house would have a two-car garage and would be required to provide an electric vehicle charger as well as rooftop solar panels.

### **Zoning Requirements:**

**Development Standards:** The site would be subject to the development standards of the R-2 zoning district, which are delineated in Chapter 13.10 of the Santee Municipal Code (SMC). The maximum allowable density in the R-2 zone is five units per gross acre. The project proposes a density of 3.75 units per gross acre. The minimum allowable lot area is 6,000 square feet, and the minimum lot dimensions are 60 feet in width and 90 feet in depth. The minimum flag lot frontage is 20 feet. All of the proposed lots meet the minimum lot area, with the smallest lot being 7,217 square feet. All of the lots also meet the minimum lot width, including the proposed flag lot, and all lots are greater than 90 feet in depth. The plot plans provided by the applicant show the allowable building footprint for each lot, and the proposed house plans will fit within the shown development footprint and will be within the allowable lot coverage.

**On-Site Parking:** Parking requirements for detached, single-family dwellings are located in Section 13.24.040(A)(1) of the SMC. Each dwelling must have a minimum of two spaces in a garage with a minimum, unobstructed interior dimension of 20 feet by 20 feet. Additionally, all driveways must have a minimum depth of 25 feet. Each of the three proposed designs shows compliance with these requirements. Section 13.24.040(E)(1) of the SMC requires installation of a Level 2 electric vehicle charging station, and this has been made a condition of approval prior to issuance of a building permit.

## **D. ANALYSIS**

### **General Plan/Zoning Consistency:**

The project is consistent with the General Plan and Zoning Ordinance. As outlined in the previous section of this report, the project has also been shown to be consistent with the development standards of the Zoning Ordinance. The project would be developed at a density of 3.75 units per gross acre which is consistent with the R-2 General Plan land use designation/zoning classification allowing two to five units per gross acre. The project furthers Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. Although the subject site is not on the Housing Element Inventory, there would be an addition of nine residences to the City's housing stock.

The City's Mobility Element requires the incorporation of sidewalks to help develop a safe and convenient pedestrian system. This project will construct sidewalks along both sides of Lake Canyon Drive where they currently do not exist.

The City's Noise Element in the General Plan identifies noise levels up to 65 Day-Night Average Sound Level (Ldn) as normally acceptable for residential uses. Based upon Noise Element Figure 7.2, "Future Noise Levels", when Fanita Parkway is widened, two of the proposed lots would be partially subject to road noise of up to 65 Ldn, which is within the acceptable limit. Impacts from the environment on the project are not applicable under the California Environmental Quality Act (CEQA).

### **Compatibility with On-site and Adjacent Land Uses:**

The proposed nine-lot subdivision is compatible with the existing residential development to the north, east, and south. The surrounding development consists of single-family dwellings built on lots that typically range from 7,000 – 9,000 square feet. The proposed lot sizes range from 7,200 square feet to 16,510 square feet. The densities between the existing residential development and proposed project are comparable due to the similar lot sizes. The surrounding residences are of a similar size to the proposed residences, and while a majority are single-story, there are instances of two-story houses in the vicinity. To the west of the site, across Fanita Parkway, is the Santee Lakes Recreation Preserve. Due to the distance between the Santee Lakes Recreation Preserve and the proposed low-intensity use, there will not be land use conflicts.

### **Safe Routes to School:**

This project would be served by Sycamore Canyon School for grades K-6<sup>th</sup>, Carlton Hills School for grades 7<sup>th</sup> – 8<sup>th</sup>, and West Hills High School. The prospective routes to all three schools have sidewalks along the entire length. The routes to Carlton Hills and West Hills High School would require crossing a number of signalized intersections.

### **Drainage:**

Drainage patterns for the proposed project include onsite retention for the residential lots and a storm drain system for street runoff. The onsite front yard retention basins on each lot will be landscaped and irrigated. A majority of the runoff entering the project area comes from upstream, to the east, via Lake Canyon Road. This will be directed to the curb and swale along Lake Canyon Road in front of the proposed lots, and will feature a biofiltration system. This water will ultimately lead to an earthen swale that runs parallel with Fanita Parkway.

### **Environmental Status:**

The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 pertaining to infill development projects. CEQA Guidelines Section 15332 requires that infill development projects meet the following five criteria in order to qualify for the exemption:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. *Evaluation: The proposed project is consistent with the General Plan and Zoning Ordinance.*
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. *Evaluation: The proposed project is on a 2.4-acre parcel of land and is surrounded by development.*
3. The project site has no value as habitat for endangered, rare or threatened species. *Evaluation: A biological letter, completed by Dudek on March 10, 2022, states that the site has no value as habitat for endangered, rare or threatened species.*
4. Approval of the project would not result in any significant effects relating to traffic,

noise, air quality, or water quality. *Evaluation: The small project size would not exceed any significance thresholds for traffic, noise, air quality, or water quality as evaluated in the Initial Study completed for the project on January 11, 2022 in accordance with CEQA Guidelines.*

5. The site can be adequately served by all required utilities and public services. *Evaluation: The site will be connected to existing utilities in Lake Canyon Road and Fanita Parkway rights-of-way and the applicant has obtained sewer and water availability declarations from the Padre Dam Municipal Water District.*

**Impact Fees:**

The proposed development would trigger the payment of development impact fees to the City in the estimated amounts as listed below:

Drainage .....	\$ 30,627.00
Traffic.....	\$ 38,583.00
Traffic Signal .....	\$ 3,987.00
Park-in-Lieu .....	\$ 82,539.00
Public Facilities .....	\$ 68,562.00
RTCIP Fee.....	\$ 24,193.89
<b>Total</b>	<b>\$ 248,491.89</b>

**E. STAFF RECOMMENDATION**

1. Conduct and close the Public Hearing; and
2. Find that Tentative Map TM2021-1 and Development Review Permit DR2021-2 will not have a significant effect on the environment; approve the Notice of Exemption AEIS2021-4 prepared in accordance with CEQA; authorize a filing of the Notice of Exemption; and
3. Adopt the attached resolution approving Tentative Map TM2021-1; and
4. Adopt the attached resolution approving Development Review Permit DR2021-2.

ATTACHMENT B – AERIAL VICINITY MAP  
Lake Canyon TM2021-1/DR2021-2/AEIS2021-4



Attachments C and D are available via the below links:

Attachment C:

<https://www.cityofsanteeca.gov/home/showpublisheddocument/22882/638061767619747202>

Attachment D:

<https://www.cityofsanteeca.gov/home/showpublisheddocument/22884/638061767626934793>



ATTACHMENT E  
RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING TENTATIVE MAP TM2021-1 FOR A NINE-LOT RESIDENTIAL  
SUBDIVISION ON A 2.4-ACRE PROPERTY LOCATED AT THE NORTHEAST AND  
SOUTHEAST CORNERS OF FANITA PARKWAY AND LAKE CANYON ROAD IN  
THE LOW-MEDIUM DENSITY RESIDENTIAL ZONE (R-2)**

**APPLICANT: HOMEFED FANITA RANCHO, LLC  
APN: 380-031-27  
RELATED CASE FILES: DR2021-2, AEIS2021-4**

**WHEREAS**, on July 5, 2022 Homefed Fanita Rancho, LLC submitted a complete application for Tentative Map TM2021-1 and Development Review Permit DR2021-2 to develop nine detached, single-family dwelling units on a 1.9-acre portion of a 2.4-acre property located on the northeast and southeast corners of Fanita Parkway and Lake Canyon Road, in the City of Santee, County of San Diego, State of California; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS2021-4) was developed for the project, which includes Tentative Map TM2021-1 and Development Review Permit DR2021-2 that determined the project site has no value as habitat for endangered, rare, or threatened species and it will not result in significant effects to traffic, noise, air quality, or water quality, and that the project qualifies for an exemption pursuant to Section 15332 of the CEQA Guidelines; and

**WHEREAS**, the development site is located outside Airport Influence Area 1 of Gillespie Field and does not require review by the San Diego Airport Land Use Commission; and

**WHEREAS**, the proposed project is located within Airport Influence Area 2 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On October 15, 2021 the Federal Aviation Administration (FAA) determined that the project, as designed, presented no hazard to air navigation; and

**WHEREAS**, the Director of Development Services scheduled Tentative Map TM2021-1, Development Review Permit DR2021-2, and CEQA Exemption AEIS2021-4 for public hearing on December 14, 2022; and

**WHEREAS**, on December 14, 2022, the City Council held a duly advertised public hearing on Tentative Map TM2021-1, Development Review Permit DR2021-2 and CEQA Exemption AEIS2021-4; and

**WHEREAS**, the subject development proposes the addition of 9 residential units to the City's housing stock, which aids in meeting the State-mandated Regional Housing Needs Allocation for the City of Santee as outlined in the Housing Element of the General Plan; and

## RESOLUTION NO.

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

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

**SECTION 1:** On December 14, 2022, the City Council approved filing a CEQA Exemption AEIS2021-4 and determined that the project site has no value as habitat for endangered, rare, or threatened species and it will not result in significant effects to traffic, noise, air quality, or water quality. No further environmental review is required for the City to adopt this Resolution.

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

- A. The Tentative Map as conditioned is consistent with all Elements of the Santee General Plan because the site is zoned Low-Medium Density Residential and has a Low-Medium land use designation. This designation allows a residential density of two to five dwelling units per gross acre. The project proposes 3.75 dwelling units per gross acre, which falls within this density range. The proposed development is compatible with existing residential development in the area, which consists of single-family residences on lots of comparable sizes.
- B. The design and improvements of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision.
  1. On-site drainage improvements will be provided as well as drainage fees paid for any increase in surface water run-off; and
  2. The project will be served by public roads improved to City standards; and
  3. Payment of Traffic Impact and Traffic Signal fees totaling \$42,570.00 as required; and
  4. Payment of an in-lieu cash deposit of \$82,539.00 toward the future construction of parks to mitigate the impact on City parks.
  5. Payment of Public Facilities Fees of \$68,562.00 for improvements to public facilities.
  6. Payment of Regional Transportation Congestion Improvement Program (RTCIP) of \$24,193.89 to help with regional congestion reduction programs.

## RESOLUTION NO.

- C. The site is physically suitable for density and type of development because the use is compatible with the adjacent single-family residential development, access is provided to the site, and utilities are available to serve the development.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by the Health and Safety Code Section 5411.
- E. The design of the subdivision or the type of improvements will not cause serious public health problems since the project will be connected to a public sewer system.
- F. Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no habitat or endangered wildlife species currently exist on the development footprint of the site.
- G. The design of the subdivision or the type of improvements do not conflict with easements acquired by the public at large, for access through, or use of property with the proposed subdivision. Sheet four of the Tentative Map identifies existing easements which do not conflict with the design or improvements of the subdivision.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act due to the orientation of the proposed lots and homes.
- I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. The project proposes the addition of 9 residences to the City's housing stock.

**SECTION 3:** Tentative Map TM2021-1 dated May 27, 2022 consisting of a nine-lot subdivision of approximately 2.4 acres with nine detached residential units located on the northeast and southeast corners of Fanita Parkway and Lake Canyon Road is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Development Review Permit DR2021-2.
- B. Prior to approval of the final map, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, agreements executed, and securities posted:
  - 1. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior

## RESOLUTION NO.

to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect.

2. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal.
3. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer.
4. If plans are prepared in digital format using computer aided drafting (CAD), then in addition to providing hard copies of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the City Engineer. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the final map shall specifically include each of the following items in a separate layer:
  - a. Lot boundaries.
  - b. Lot numbers.
  - c. Subdivision boundary.
  - d. Right-of-way.
  - e. Street centerlines, and
  - f. Approved street names.
5. Obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the City Engineer.
6. Final Map shall be submitted to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

Please include the following with the first submittal:

## RESOLUTION NO.

- a. Two sets of prints bound and stapled.
- b. Two copies of a current preliminary title report (dated within six months of submittal date).
- c. Two copies of all documents listed in the preliminary title report.
- d. Two copies of all reference maps used to prepare the final map.
- e. Two copies of closure calculations for the map.
- f. One copy of the Resolution of Approval approving the project.
- g. Map check fees in accordance with the fee schedule.

Please include the following with the last submittal (signature submittal):

- a. Previous submittal check prints.
  - b. Two sets of prints bound and stapled.
  - c. Two copies of the map in Autocad format on separate disk, CD or DVD for incorporation into the City GIS data base.
  - d. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
  - e. Copies of certified return receipts for all signature omission letters.
  - f. Subdivision Map Guarantee.
7. Starting with the first plan check submittal, all plan sets including the Parcel Map shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.
8. Any proposed flag lot shall have a minimum frontage along Lake Canyon Road of at least 20 feet.
9. Street Improvement Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of a building permit for any given phase. Improvements will be phased to coincide with the specific development for any given phase. Phase specific conditions shall be specified at the time of approval for a given development phase.

Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an Encroachment Permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:

- a. Provide public improvements in accordance with the City of Santee Public Works Standards on both sides of Lake Canyon Road to include a minimum

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paved width of 26 feet from centerline (52' curb to curb/72' right-of-way), concrete curb and gutter, street lights, drainage facilities, pedestrian facilities, concrete sidewalk, cutoff walls as necessary and landscaping.

- b. Provide a transition from the existing public right of way width of 80' at the east side of the project to the proposed right of way width of 72'. Transitions shall be in substantial conformance with the tentative map and be to the satisfaction of the City Engineer.
  - c. Provide a street transition from the west property line, with the proposed right of way width of 72', to the existing paved width located west of the project side. Transitions shall accommodate the future intersection geometry of Fanita Parkway and Lake Canyon Road at the time of ultimate build out. Transitions and or striping may need to occur off-site, beyond the west limit of the project site, so as not to impact proposed driveways towards this end. Transitions and striping shall be to the satisfaction of the City Engineer.
  - d. Repair or replace failed or inadequate pavement to the centerline of the street and/or failed sidewalks on Lake Canyon Road to the satisfaction of the City Engineer.
  - e. Street improvement plans shall be one hundred percent (**100%**) complete at the time of plan submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:
    - 1) Six sets of plans bound and stapled.
    - 2) Plan check fees.
    - 3) Preliminary cost estimate for the improvements.
    - 4) One copy of the Resolution of Approval approving the project.
10. Rough Grading Plans may be submitted to the Department of Development Services Engineering Division and accepted prior to map recordation. The following conditions shall apply to acceptance of the Grading Plans and issuance of a Grading Permit:
- a. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and shall be prepared at the same scale as the grading plans 1" = 20'. Design shall include a temporary high line for irrigation to permit slope planting to occur immediately following grading until such time as individual meters are

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installed to permit connection of the irrigation to the home owner's meter.

- b. Project improvement plans shall be completed to the satisfaction of the City Engineer and ready for approval prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
- c. Project plot plans shall be completed and approved, in accordance with section 11.40.125 of the Santee Municipal Code, prior to issuance of any building permits or start of construction of the street improvements. Street improvements installed prior to the approval of said plot plans are subject to removal and replacement at the developer's expense.
- d. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
- e. All recommended measures identified in the approved geotechnical and soil investigation shall be incorporated into the project design and construction.
- f. The grading plans shall be prepared at a scale of 1" = 20'. Plans shall include a note that requires immediate planting of all slopes within sixty days. Interim slope planting may be approved at the discretion of the Director of Development Services provided the alternative is not detrimental to the slope stability or negatively impacts water quality. Slope planting shall be fully established prior to occupancy of any unit.
- g. Excess soil generated from grading operations shall be hauled to a legal dumping site as approved by the City Engineer.
- h. Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading plan submittal package:
  - 1) Six sets of plans bound and stapled (grading and landscape).
  - 2) Plan check fees.
  - 3) A completed grading permit application.
  - 4) A cost estimate for the cost of construction.
  - 5) Two copies of the Drainage Study specified here within.
  - 6) Two copies of the Geotechnical Study specified here within.
  - 7) Two copies of the Storm Water Quality Management Plan specified here within.
  - 8) Two copies of an Operation & Maintenance (O&M) plan specified her within.



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- 9) Two copies of the Storm Water Pollution Prevention Plan specified here within.
- 10) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
- 11) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- 12) One copy of the Resolution of Approval approving the project.

All grading shall be completed to the satisfaction of the City Engineer. Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

11. Removal of any of the eucalyptus trees located on or near the western portion of the property between February 15 and August 31 requires submission of a single-pass nesting bird survey that outlines compliance with all State and Federal regulations.
12. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
  - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
  - b. No work is permitted on Sundays or City Holidays.
  - c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
  - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the City Engineer.

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

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13. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
14. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
15. A grading permit to allow early subdivision grading in accordance with Section 11.40.155 of the Grading Ordinance may be obtained following approval of the tentative map.
16. Provide two copies of a drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
  - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year, 50-year and 100-year frequency storms, and be based on full development of upstream areas.
  - b. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 10-year, 50-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual.
17. Provide two copies of a Storm Water Quality Management Plan (SWQMP)

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prepared and in accordance with the City of Santee Storm Water Ordinance and in accordance with the City of Santee Best Management Practices (BMP) Design Manual dated February 2016. The SWQMP must include best management practices (BMPs) to address water quality and hydromodification. An Operation and Maintenance Plan describing maintenance requirements and costs for BMP maintenance and provision of maintenance verification will be provided.

The SWQMP shall include the following:

- a. Develop and implement appropriate Best Management Practices (BMPs) to ensure that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWQMP.
- b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas.
- c. The site shall comply with full trash capture requirements by providing completely enclosed trash and recycling enclosures, and fitting all storm drain inlets with a State certified grate/screen or trash rack. Said devices must be designed to capture debris of 5 mm or greater, while preventing flooding potential. In addition, any adjacent public storm drain inlet structure to which the site discharges must also be retrofitted with trash capture devices. The device which shall be used for public inlets is the ADS FlexStorm Connector Pipe Screen system or approved equal.
- d. All inlets must be labeled with concrete stamp or equivalent - stating, "No Dumping - Drains to River". If work is performed on a public inlet, the public inlet must be labeled with the following standard specification: Public storm drain inlet markers shall be 4" diameter, stainless steel, natural embossed, inlet marker as manufactured by Almetek Industries or approved equal. Marker shall contain/state "No Dumping" with "Fish w/ Wave" symbol and "Drains to Waterways" legend. Marker shall contain 2" long x 1/4" diameter threaded rod and shall be installed flush and wet-set in top of inlet, centered on width of inlet opening.
- e. Down spouts and HVAC systems are not permitted to be connected to any storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer.

## RESOLUTION NO.

- f. Fire suppression systems must be designed to be able to discharge to a sewer clean out for all maintenance and testing activities, or otherwise captured and contained on-site.
- g. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.
- h. The final project submittal shall include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual.

### 18. Construction Site Storm Water Compliance

- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ) prior to start of construction. This project disturbs one or more acres of soil or disturbs less than one acre but is part of a larger common plan of development that in total disturbs one or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
- b. Submit a copy of the draft project specific Storm Water Pollution Prevention Plan (SWPPP) to the City for review and approval. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMP's) the applicant will use to protect storm water runoff and the placement of those BMP's. Section XIV of the Construction General Permit describes the SWPPP requirements.

19. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.

20. The free-standing CMU walls on the western lot lines of lots 2 and 9 that face Fanita Parkway shall be constructed with split-faced block or a similar decorative material. These walls must be treated with an anti-graffiti coating.

21. Free-standing walls within the front setback area shall not exceed a height of three and one-half feet.

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22. Each lot shall contain a minimum of one 15-gallon size tree, one five-gallon size tree, a permanent irrigation system, and groundcover and flatwork acceptable to the Director. In lieu of groundcover and flatwork, long term erosion control to stabilize each lot, acceptable to the City Engineer, is permissible while the homeowner completes landscaping.
23. Provide two copies of geotechnical study prepared in accordance with the requirements of the Santee General Plan. The study will be subject to independent third party review to be paid for by the applicant. The applicant shall place a cash deposit with the Department of Development Services in an amount satisfactory to the City Engineer to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.
- a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
24. The applicant shall make the following conveyances on the final map:
- a. Relinquish vehicular right of access to Fanita Parkway for Lots 1, 2 and 9.
- b. Dedicate right-of-way along Lake Canyon Road adjacent to the site such that the ultimate right-of-way width to centerline is a minimum of 36 feet.
25. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.
- In addition, the applicant shall underground any existing overhead facilities on-site and underground any overhead facilities adjacent to the project to the satisfaction of the City Engineer. Adjacent facilities are defined as existing overhead facilities in the abutting half street and may include extension of the undergrounding to either side of the project to the nearest existing utility pole.
26. Provide certification to the City Engineer that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. If private sewer or water mains are allowed to serve the project, then

## RESOLUTION NO.

a building permit for these facilities will be required and they shall be maintained by a homeowner's association.

27. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual, and Public Works Standards of the City of Santee.

### C. Prior to Occupancy:

1. Provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the Operation and Maintenance Plan.
2. Submit a print and digital copy of the BMP Certification package. The BMP certification package includes but is not limited to: 'wet' signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation.
3. Prior to issuance of occupancy, an executed contract must be in place with a qualified storm water service provider and a copy of the SWQMP provided to the consultant and the property owner.

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

**SECTION 5:** The terms and conditions of the Tentative Map TM2021-1 approval shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

**SECTION 6:** The approval of the Tentative Map TM2021-1 expires on December 14, 2025 at 5:00 p.m. The Final Map or Maps conforming to this conditionally approved Tentative Map shall be filed with the City Council in time so that City Council may approve the Final Map or Maps before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

**SECTION 7:** Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on December 14, 2022.

**RESOLUTION NO.**

**SECTION 8:** The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "San Diego County Clerk" in the amount of \$50.00. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

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

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14<sup>th</sup> day of December 2022, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**



ATTACHMENT F  
RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA APPROVING DEVELOPMENT REVIEW PERMIT DR2021-2 FOR A  
NINE-LOT RESIDENTIAL SUBDIVISION ON A 2.4-ACRE PROPERTY LOCATED AT  
THE NORTHEAST AND SOUTHEAST CORNERS OF FANITA PARKWAY AND  
LAKE CANYON ROAD IN THE LOW-MEDIUM DENSITY RESIDENTIAL ZONE (R-2)**

**APPLICANT: HOMEFED FANITA RANCHO, LLC  
APN: 380-031-27  
RELATED CASE FILES: TM2021-1, AEIS2021-4**

**WHEREAS**, on July 5, 2022 Homefed Fanita Rancho, LLC submitted a complete application for Development Review Permit DR2021-2 and Tentative Map TM2021-1 to develop nine detached, single-family dwelling units on a 1.9-acre portion of a 2.4-acre property located on the northeast and southeast corners of Fanita Parkway and Lake Canyon Road, in the City of Santee, County of San Diego, State of California; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study (AEIS2021-4) was developed for the project, which includes Tentative Map TM2021-1 and Development Review Permit DR2021-2 that determined the project site has no value as habitat for endangered, rare, or threatened species and it will not result in significant effects to traffic, noise, air quality, or water quality, and that the project qualifies for an exemption pursuant to Section 15332 of the CEQA Guidelines; and

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

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

**WHEREAS**, the development site is located outside Airport Influence Area 1 of Gillespie Field and does not require review by the San Diego Airport Land Use Commission; and

**WHEREAS**, the proposed project is located within Airport Influence Area 2 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). On October 15, 2021 the Federal Aviation Administration (FAA) determined that the project, as designed, presented no hazard to air navigation; and

**WHEREAS**, the project furthers Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price; and

**WHEREAS**, the subject 2.4-acre site is not on the Housing Element Sites Inventory and the project proposes a net gain of nine residences for above-moderate incomes that would be added to the City's housing stock; and

ATTACHMENT F  
**RESOLUTION NO.**

**WHEREAS**, the Director of Development Services scheduled Tentative Map TM2021-1, Development Review Permit DR2021-2, and CEQA Exemption AEIS2021-4 for public hearing on December 14, 2022; and

**WHEREAS**, on December 14, 2022, the City Council held a duly advertised public hearing on Tentative Map TM2021-1, Development Review Permit DR2021-2, and CEQA Exemption AEIS2021-4; and

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

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

**SECTION 1:** On December 14, 2022, the City Council approved filing a CEQA Exemption AEIS2021-4 and determined that the project site has no value as habitat for endangered, rare, or threatened species and it will not result in significant effects to traffic, noise, air quality, or water quality. No further environmental review is required for the City to adopt this Resolution.

**SECTION 2:** The findings in accordance with Chapter 13.10 “Residential Districts” of the Santee Municipal Code for a Development Review Permit (Section 13.08.080) are made as follows:

- A. That the proposed development, as conditioned, meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code because all development standards are met, including density, lot size and dimensions, landscaping, and building setbacks, the project design is consistent with the requirements of the Fire Code, and all proposed improvements will meet the public works standards of the City. The project proposes 3.75 dwelling units per gross acre which is within the allowed density range of two to five dwelling units per acre within the R-2 zone. The proposed development is compatible with the existing single-family residential development in the area and is compatible with Development Review criteria contained in Section 13.08.070 of the Municipal Code. The proposed units would be consistent with the maximum height allowed in the R-2 zone, which is 35 feet or two stories. Each house would provide a two-car garage which meets the parking requirements for new, detached single-family dwellings.
  
- B. That the proposed development conforms to the Santee General Plan. The proposed detached residential units are permitted within the R-2 Low-Medium Density Residential land use designation and R-2 Low-Medium Density Residential zoning classification of the subject site and public services and facilities will be available to serve the development. The project is consistent with the Objective 5.0 of the Housing Element which encourages a wide range of housing by location, type of unit, and price. Policy 8.1 of the Mobility Element requires

ATTACHMENT F  
**RESOLUTION NO.**

incorporation of separated sidewalks to help develop a safe and convenient pedestrian system, and the project will construct sidewalks along both sides of Lake Canyon Drive where they currently do not exist. The project also is consistent with the Noise Element Objectives 1.0 and 2.0. The City's Noise Element in the General Plan identifies noise levels up to 65 Day-Night Average Sound Level (Ldn) as normally acceptable for single-family uses. Based upon Noise Element Figure 7-2, "Future Noise Levels", the subject site would not be exposed to noise levels exceeding 65Ldn.

**SECTION 3:** The Development Review Permit DR2021-2 for a residential project consisting of a nine-lot subdivision located at the northeast and southeast corners of the intersection of Lake Canyon Road and Fanita Parkway is hereby approved subject to the following conditions:

- A. The applicant shall obtain approval of Tentative Map TM2021-1.
- B. Prior to Building Permit Issuance:
  - 1. All construction shall be in substantial conformance with the approved Tentative Map application submittal dated May 27, 2022, as amended by this Resolution.
  - 2. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within 30 days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer, and their landscape architect.
  - 3. The submitted building plans shall be in substantial conformance with the approvals and conditions of approval for Tentative Map TM2021-1 and Development Review Permit DR2021-2.
  - 4. All dwellings must be shown to fit within the developable area of each lot and shall not project in a setback area beyond what is allowed in the Santee Municipal Code (SMC).
  - 5. The garage for each dwelling unit shall have a minimum, unobstructed area of at least 20 feet by 20 feet in accordance with Section 13.24.030(B)(1)(d) of the SMC.
  - 6. Each garage shall be installed with a complete 40 amp electrical service and minimum AC Level 2 electrical vehicle charging station.
  - 7. Provide a Construction and Demolition debris deposit as required by Chapter 9.04 of the SMC.

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8. Submit a landscape plan that meets the requirements of the City's Water Efficient Landscape Ordinance (Chapter 13.36 of the SMC).
9. Applicant shall obtain final map approval and record the final map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Department of Development Services Engineering Division together with three printed copies of the map for the City's permanent record. The prints and mylar shall be in accordance with City standards.
10. Plot Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of any building permits or start of construction of the street improvements. The plans shall be prepared at a scale of 1" = 20'. Plan format and content shall comply with Engineering Division standards.
11. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of a rough grading report, which shall include a compaction report prepared by the geotechnical engineer, and a certification by the project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans.
12. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:
  - a. Drainage . . . . . \$ 30,627.00 or \$ 3,403 / unit
  - b. Traffic . . . . . \$ 38,583.00 or \$ 4,287 / unit
  - c. Traffic Signal . . . . . \$ 3,987.00 or \$ 443 / unit
  - d. Park-in-Lieu . . . . . \$ 82,539.00 or \$ 9,171 / unit
  - e. Public Facilities. . . . \$ 68,562.00 or \$ 7,618 / unit
  - f. RTCIP Fee . . . . . \$ 24,193.89 or \$ 2,688.21 / unit

Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. Fees shall be adjusted on an annual basis in the accordance with the Municipal Code.

C. During construction:

1. The sawing of roof tiles is prohibited on the roof. Roof tiles must be cut on the ground with a wet saw.

D. Prior to obtaining occupancy the following actions shall be taken:

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1. Each house must have a minimum two kilowatt photovoltaic system. A building permit for the photovoltaic system at each residence must be issued prior to obtaining occupancy and an approved final inspection must occur within six months of occupancy.
  2. The free-standing CMU walls on the western lot lines of lots 2 and 9 that face Fanita Parkway shall be constructed with split-faced block or a similar decorative material. These walls must be treated with an anti-graffiti coating.
  3. Each lot shall contain a minimum of one 15-gallon size tree, one five-gallon size tree, a permanent irrigation system, and groundcover and flatwork acceptable to the Director of Development Services. In lieu of groundcover and flatwork, long term erosion control to stabilize each lot, acceptable to the City Engineer, is permissible while the homeowner completes landscaping.
  4. The applicant shall complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Development Services.
  5. Complete construction of all improvements shown on the approved plans to the satisfaction of the City Engineer.
  6. At the time of request for transfer the applicant consents to participate in an election process to ensure the timely annexation of the property to the Santee Roadway Lighting District. The applicant, while majority property owner, shall vote affirmatively on the question of the property's annexation to the Santee Roadway Lighting District and subsequent property assessment.
  7. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
  8. One or more fire hydrants shall be installed, as determined by the Fire Marshal.
- E. Upon establishment of the use pursuant to this Development Review Permit the following conditions shall apply:
1. All required landscaping shall be adequately watered and maintained in a healthy and thriving condition, free from weeds, trash, and debris.
  2. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director of Development Services, shall be required in order to meet this standard. The developer shall be responsible for this planting even if their involvement in the project is otherwise complete.

**SECTION 4:** The applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the

ATTACHMENT F  
**RESOLUTION NO.**

City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval.

**SECTION 5:** The terms and conditions of this Development Review Permit DR2021-2 shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Development Review Permit DR2021-2 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies, and districts.

**SECTION 6:** This Development Review Permit DR2021-2 expires on December 14, 2025 at 5:00 p.m. unless prior to that date a Final Map has been recorded pursuant to Tentative Map TM2021-1, or unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

**SECTION 7:** Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on December 14, 2022.

**SECTION 8:** The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "San Diego County Clerk" in the amount of \$50.00. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089 (b) of the Public Resources Code, and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

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

ATTACHMENT F  
**RESOLUTION NO.**

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14<sup>th</sup> day of December 2022, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE ORTIZ, CMC, CITY CLERK**



**MEETING DATE** December 14, 2022

**ITEM TITLE** ADOPTION OF AN URGENCY ORDINANCE AND INTRODUCTION AND FIRST READING OF A NON-URGENCY ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SECTION 13.10.045 OF THE SANTEE MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER CALIFORNIA PUBLIC RESOURCES CODE SECTION 21080.17.

**DIRECTOR/DEPARTMENT** <sup>DT for CJ</sup> Chris Jacobs, Department of Development Services

**SUMMARY**

In 2022, the California Legislature approved, and the Governor signed into law, a new bill (“SB 897”) regulating local ordinances relating to Accessory Dwelling Units (“ADUs”) and Junior Accessory Dwelling Units (“JADUs”). SB 897 takes effect January 1, 2023.

The proposed urgency and non-urgency ordinances would amend section 13.10.045 of the Santee Municipal Code related to ADUs and JADUs to comply with SB 897, to clarify application of the City’s impact fee waiver, and to make other minor clarifying edits. For reference, the redline (attached hereto as Attachment 4) compares the proposed urgency and non-urgency ordinances’ amended ADU regulations against the City’s current ADU regulations.

The implementation of SB 897 is proposed for adoption by both urgency ordinance, and, in parallel, by non-urgency ordinance. Staff recommends this approach so that the City has a compliant ordinance in place before SB 897 takes effect on January 1, 2023. The urgency ordinance must be approved by a four-fifths vote of the Council, and goes into effect immediately after adoption.

**ENVIRONMENTAL REVIEW**

Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, both the urgency and non-urgency versions of the ordinance are statutorily exempt from CEQA in that the proposed ordinances implement the State’s ADU law.

**FINANCIAL STATEMENT** <sup>HJ</sup>

There will be no material fiscal impact as a result of the proposed action.

**CITY ATTORNEY REVIEW**  N/A  Completed



**RECOMMENDATION** *mas*

It is recommended that the City Council:

1. Open the public hearing and receive comments;
2. Close the public hearing;
3. Adopt the Urgency Ordinance; and
4. Introduce and conduct the first reading of the Non-Urgency Ordinance and schedule the second reading for January 11, 2023.

**ATTACHMENT**

1. Staff Report
2. Urgency Ordinance (with Exhibit "A" thereto containing a "clean" version of the updated ADU regulations)
3. Non-Urgency Ordinance (with Exhibit "A" thereto containing a "clean" version of the updated ADU regulations)
4. Redline (comparing the urgency and non-urgency ordinances' amended ADU regulations against the City's current ADU regulations)

## STAFF REPORT

### ADOPTION OF AN URGENCY ORDINANCE AND INTRODUCTION AND FIRST READING OF A NON-URGENCY ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SECTION 13.10.045 OF THE SANTEE MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER CALIFORNIA PUBLIC RESOURCES CODE SECTION 21080.17.

#### CITY COUNCIL MEETING

December 14, 2022

#### A. INTRODUCTION

The proposed urgency and non-urgency ordinances amend section 13.10.045 of the Santee Municipal Code (Accessory Dwelling Units) to comply with recent changes in state law, to clarify application of the City's impact fee waiver, and to make other minor clarifying edits.

#### B. BACKGROUND

In recent years, the California Legislature has approved, and the Governor has signed into law, a number of bills that, among other things, amended Government Code sections 65852.2 and 65852.22 to impose new limits on local authority to regulate Accessory Dwelling Units ("ADUs") and Junior Accessory Dwelling Units ("JADUs"). In 2022, the California Legislature approved, and the Governor signed into law, a new bill ("SB 897") that further amends Government Code sections 65852.2 and 65852.22 ("New Amendments"). Among other things, the New Amendments:

- require the City to allow certain ADUs to be higher — up to 18 or 25 feet, depending the situation,
- require the City's front setback to yield for certain ADUs,
- require the City to justify a denial with a full set of detailed comments describing the deficiencies in the application and explaining how to remedy them, and
- remove the automatic statutory repeal in 2025 (now the ADU statute is permanent).

SB 897 takes effect January 1, 2023. If the City's ADU ordinance does not comply with requirements of SB 897 by that date, the City's entire existing ADU ordinance becomes null and void as a matter of law, and the City will have to allow ADUs with no local regulation except for the few requirements in the state ADU law itself. For this reason, staff is proposing adoption of both an urgency ordinance, and, in parallel, a non-urgency ordinance, so that the City has a compliant ordinance in place before SB 897 takes effect. The urgency ordinance must be approved by a four-fifths vote of the Council, and goes into effect immediately after adoption.



### **C. ANALYSIS**

The proposed urgency and non-urgency ordinances generally amend the City's local regulatory scheme for the construction of ADUs and JADUs to comply with recently amended provisions of Government Code sections 65852.2 and 65852.22.

Failure to comply with Government Code sections 65852.2 and 65852.22 (as amended) by January 1, 2023, renders the City's ADU ordinance null and void, thereby limiting the City to the application of the few default state standards provided in Government Code sections 65852.2 and 65852.22. The approval of ADUs and JADUs based solely on these default statutory standards, without local regulations governing height, setback, lot coverage, and parking requirements, among other things, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety.

The proposed ordinances would make the following revisions to Santee Municipal Code Section 13.10.045, among others:

- Revise definitions in accordance with updates to State law.
- Clarify allowable zones for ADUs and JADUs in accordance with updates to State law.
- Clarify that construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling, in accordance with updates to State law.
- Revise building and safety requirements to state that construction of an ADU does not constitute a Group R occupancy change under the local building code, except in limited circumstances, in accordance with updates to State law.
- Revise height requirements, and height requirement applicability, for ADUs in accordance with updates to State law.
- Revise City permit processing requirements to clarify that the City generally must approve or deny an application to create an ADU or JADU within 60 days or else the application is deemed approved, and to provide that if the City denies an application, the City must provide the applicant with comments regarding how to remedy a deficient or defective application, all in accordance with updates to State law.
- Revise City permit processing requirements to provide that a demolition permit for a detached garage that is to be replaced with an ADU will be reviewed with the application for the ADU and issued at the same time, in accordance with updates to State law.
- Revise subsection (F)'s provisions regarding heights, setbacks, and other requirements, for ADUs and JADUs that are subject to limited requirements, in accordance with updates to State law.
- Revise subdivision (G)(1)(b) to add front setbacks to the list of development standards that must yield to the extent necessary to allow the creation of an 800 square foot ADU, in accordance with updates to State law.

- Revise historical protection requirements for ADUs to clarify that proposed ADUs located in close proximity to an identified historical resource listed in the California Register of Historic Resources must comply with applicable objective requirements imposed by the Secretary of the Interior, in accordance with updates to State law.
- Revise applicability of the City's 5-year development impact fee waiver for certain ADUs, which ends in 2024, to apply only to ADUs on single family lots.
- Add new subsection (l) to comply with updates to State law regarding nonconforming zoning conditions, building code violations, and unpermitted structures. More specifically, the new subsection (l) provides that the City generally may not deny an ADU or JADU application due to nonconforming zoning conditions, building code violations, or unpermitted structures on the lot except in limited circumstances. The new subsection (l) also provides that the City generally may not deny a permit to legalize an existing but unpermitted ADU that was constructed before 2018 except in limited circumstances.
- Make other minor clerical revisions to augment clarity in accordance with updates to State law.

**D. STAFF RECOMMENDATION**

It is recommended that the City Council:

1. Open the public hearing and receive comments;
2. Close the public hearing;
3. Adopt the Urgency Ordinance; and
4. Introduce and conduct the first reading of the Non-Urgency Ordinance and schedule the second reading for January 11, 2023.

**URGENCY ORDINANCE NO. \_\_\_\_\_**

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING SECTION 13.10.045 OF THE CITY OF SANTEE MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA**

**WHEREAS**, the City of Santee, California (“City”) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

**WHEREAS**, state law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”); and

**WHEREAS**, in recent years, the California Legislature has approved, and the Governor has signed into law, a number of bills that, among other things, amended Government Code sections 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and JADUs; and

**WHEREAS**, in 2022, the California Legislature approved, and the Governor signed into law, a new bill (SB 897) that further amends Government Code sections 65852.2 and 65852.22; and

**WHEREAS**, SB 897 takes effect January 1, 2023, and if the City’s ADU ordinance does not comply with the requirements imposed by SB 897 by that date, the City’s entire existing ADU ordinance becomes null and void as a matter of law; and

**WHEREAS**, the City desires to amend its local regulatory scheme for the construction of ADUs and JADUs to comply with the amended provisions of Government Code sections 65852.2 and 65852.22; and

**WHEREAS**, there is a current and immediate threat to the public health, safety, or welfare based on the passage of SB 897 because if the City’s ordinance does not comply with the amended laws as of January 1, 2023, and the City’s ADU ordinance becomes null and void, the City would thereafter be limited to applying the few default standards that are provided in Government Code sections 65852.2 and 65852.22 for the approval of ADUs and JADUs; and

**WHEREAS**, the approval of ADUs and JADUs based solely on the default statutory standards, without local regulations governing height, setback, lot coverage, and parking requirements, among other things, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety. These threats to public safety, health, and welfare justify adoption of this ordinance as an urgency ordinance to be effective immediately upon adoption by a four-fifths vote of the City Council; and

**WHEREAS**, to protect the public safety, health, and welfare, the City Council may adopt this ordinance as an urgency measure in accordance with Government Code section 36937, subdivision (b); and

**WHEREAS**, on December 14, 2022, the City held a duly noticed public hearing on the ordinance.

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

**Section 1. Incorporation of Recitals.** The recitals above are each incorporated by reference and adopted as findings by the City Council.

**Section 2. CEQA.** Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State’s ADU law.

**Section 3. General Plan.** This Ordinance is, as a matter of law, consistent with the City’s General Plan pursuant to Government Code Section 65852.2(a)(1)(C).

**Section 4. Code Update.** Section 13.10.045 of the Santee Municipal Code is hereby amended and restated to read in its entirety as provided in Exhibit A, attached hereto and incorporated herein by reference.

**Section 5. Effective Date.** This ordinance takes effect immediately upon its adoption.

**Section 6. Publication.** The City Clerk shall either: (a) have this ordinance published in a newspaper of general circulation within 15 days after its adoption or (b) have a summary of this ordinance published twice in a newspaper of general circulation, within 15 days after its adoption.

**Section 7. Submission to HCD.** The City Clerk shall submit a copy of this ordinance to the Department of Housing and Community Development within 60 days after adoption.

**Section 8. Severability.** If any provision of this ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City Council declares that it would have adopted this resolution irrespective of the invalidity of any portion thereof.

(Continues on next page)



**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Santee, California, at a regular meeting of the City Council held on the 14th day of December, 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**Approved**

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**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE ORTIZ, CMC, CITY CLERK**

Exhibit A: Amendments to Municipal Code

**EXHIBIT A**

**Amended ADU Regulations**

(follows this page)

## EXHIBIT A

### **13.10.045 Accessory dwelling units.**

A. Purpose. The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code Sections 65852.2 and 65852.22.

B. Effect of Conforming. An ADU or JADU that conforms to the standards in this section will not be:

1. Deemed to be inconsistent with the City's general plan and zoning designation for the lot on which the ADU or JADU is located.
2. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
3. Considered in the application of any local ordinance, policy, or program to limit residential growth.
4. Required to correct a nonconforming zoning condition, as defined in subsection (C)(9) below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12.

C. Definitions. As used in this section, terms are defined as follows:

1. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
  - a. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
  - b. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
2. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
3. "Attached accessory dwelling unit" means an attached ADU that shares at least one wall with the primary dwelling.

4. “Complete independent living facilities” means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
5. “Detached accessory dwelling unit” means a detached ADU that does not share any wall with the primary dwelling.
6. “Efficiency kitchen” means a kitchen that includes each of the following:
  - a. A cooking facility with appliances.
  - b. A food preparation counter and storage cabinets that are of a reasonable size in relation to the ADU.
7. “Junior accessory dwelling unit” or “JADU” means a residential unit that satisfies all of the following:
  - a. It is no more than 500 square feet in size.
  - b. It is contained entirely within an existing or proposed single-family residence. An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family residence.
  - c. It includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family residence.
  - d. Contains its own separate bathroom or, if it does not include a separate bathroom, contains an interior entrance to the main living area of the existing or proposed single-family residence.
  - e. Contains an exterior entrance that is separate from the main entrance to the proposed or existing single-family residence,
  - f. It includes an efficiency kitchen, as defined in subsection (C)(6) above.
8. “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
9. “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards.
10. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
11. “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

12. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

13. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

D. General Provisions. The following requirements apply to all ADUs and JADUs that are approved under subsections (F) and (G) below.

1. Zoning.

a. An ADU or JADU subject only to the limited requirements in subsection (F) below may be created on a lot in a residential or mixed-use zone.

b. An ADU or JADU subject to the requirements in subsection (G) below may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

2. Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence. The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

3. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.

4. No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section 65852.26, no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).

5. Building and Safety.

a. Subject to subsection (D)(5)(b) below, all ADUs and JADUs must comply with all local building code requirements.

b. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the building official or Code Compliance officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (D)(5)(b) prevents the City from changing the occupancy code of a space that was uninhabitable space or that

was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

6. Owner Occupancy.

a. An ADU that is permitted before January 1, 2025, is not subject to any owner-occupancy requirement.

b. Unless applicable law requires otherwise, all ADUs that are permitted on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.

c. As required by state law, all JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization. As required by Government Code Section 65852.22(a)(3), a deed restriction meeting the requirements of Government Code Section 65852.22(a)(3) must be recorded and filed.

7. Height.

a. Except as otherwise provided by subsections (D)(7)(b) and (D)(7)(c) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed 16 feet in height.

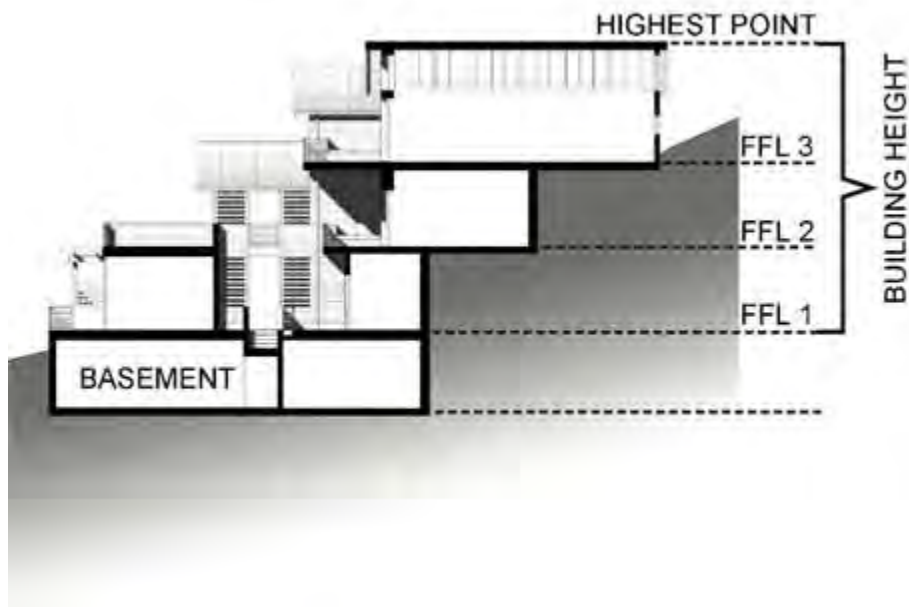
b. A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

c. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height

d. An attached ADU may not exceed the maximum height limit for the applicable zone, as provided in the table below.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Maximum Height	35 feet (two stories)	35 feet (two stories)	35 feet (two stories)	35 feet (two stories)	35 feet (three stories)	45 feet (four stories)	55 feet (five stories)	55 feet (five stories)

e. For purposes of this subsection (D)(7), height means the vertical distance, excluding foundations or understructures or basements, between the elevation of the finished floor level and the peak of the structure. For purposes of this subsection (D)(7), “finished floor level” means the uppermost surface of a floor without any applied finishes, typically the screed finish of a concrete slab or foundation. Multiple finished floor levels may exist in a building or complex of buildings on a site depending on topographical conditions, however the height calculation shall be based on the maximum length between a finished floor level of a structure and the highest point of that structure (see diagram below).



E. Action on Building Permit Application.

1. Applications to create an ADU or JADU in accordance with this section will be considered and approved ministerially, without discretionary review or a hearing.
2. The City must approve or deny an application to create an ADU or JADU within 60 days from the date that the City receives a complete application. If the City has not approved or denied the completed application within 60 days, the application is deemed approved unless either:
  - a. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or



b. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

3. If the City denies an application to create an ADU or JADU, the City must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection (E)(2) above.

4. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

F. ADUs and JADUs Subject to Limited Requirements.

1. If an ADU or JADU complies with each of the general requirements in subsection D above, it is allowed with only a building permit in the following scenarios:

a. Converted on Lot with Single-Family Residence. One ADU as described in this subsection (F)(1)(a) and one JADU on a lot with a proposed or existing single-family residence on it, where the ADU or JADU:

i. Is either: within the space of a proposed single-family residence; within the existing space of an existing single-family residence; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.

ii. Has exterior access that is independent of that for the single-family residence.

iii. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

iv. The JADU complies with the requirements of Government Code Section 65852.22, including, but not limited to, recording a deed restriction in accordance with subsection (a)(3) thereof.

b. Limited Detached or Attached on Lot with Single-Family Residence. One detached or attached, new-construction ADU on a lot with a proposed or existing single-family residence (in addition to any JADU that might otherwise

be established on the lot under subsection (F)(1)(a) above), if the ADU satisfies the following limitations:

- i. The side- and rear-yard setbacks are at least four feet.
- ii. The total floor area is 800 square feet or smaller.
- iii. The peak height does not exceed the applicable height limit provided in subsection (D)(7) above.

c. **Converted on Multifamily Lot.** One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection (F)(1)(c), at least one converted ADU is allowed within an existing multifamily dwelling, and up to 25% of the existing multifamily dwelling units may each have a converted ADU under this paragraph.

d. **Limited Detached on Multifamily Lot.** No more than two detached ADUs on a lot that has an existing or proposed multifamily dwelling if each detached ADU satisfies the following limitations:

- i. The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the City will not require any modification to the multifamily dwelling as a condition of approving the ADU.
- ii. The peak height does not exceed the applicable height limit provided in subsection (D)(7) above.

G. **ADUs Subject to Additional Objective Requirements.** A proposed ADU that does not conform to the standards set forth in subsection (F) is allowed with only a building permit if it complies with all of the objective standards set forth below.

1. **Maximum Size.**

a. The maximum size of a detached or attached ADU subject to this subsection (G) is 1,200 square feet.

b. Application of other development standards in this subsection (G), such as lot coverage or open space, might further limit the size of the ADU, but no application of lot coverage, front setback, or open-space requirements may require the ADU to be less than 800 square feet.

2. **Setbacks.**

a. An ADU that is subject to this subsection (G) must conform to the applicable front yard setback as provided in the table below, subject to subsection (G)(1)(b) above.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Front Setbacks  (in feet)	30	20	20	20	20	10	10	10

b. An ADU that is subject to this subsection (G) must conform to four-foot side- and rear-yard setbacks.

c. No setback is required for an ADU that is subject to this subsection (G) if the ADU is constructed in the same location and to the same dimensions as an existing structure.

3. Lot Coverage. No ADU subject to this subsection (G) may cause the total lot coverage of the lot to exceed the maximum for the applicable zone, as shown in the table below, subject to subsection (G)(1)(b) above.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%

4. Minimum Private Open Space. No ADU subject to this subsection (G) may cause the total percentage of open space of the lot to fall below the minimum for the applicable zone, as shown in the table below, subject to subsection (G)(1)(b) above.

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Private Open Space  (in sq. feet per unit)	—	—	—	—	100	100	60	60

5. Passageway. No passageway, as defined by subsection (C)(10) above, is required for an ADU.

6. Parking.

a. Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by subsection (C)(13) above.

b. Exceptions. No parking under subsection (G)(6)(a) is required in the following situations:

i. The ADU is located within one-half mile walking distance of public transit, as defined in subsection (C)(12) above.

ii. The ADU is located within an architecturally and historically significant historic district.

iii. The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (F)(1)(a) above.

iv. When on-street parking permits are required but not offered to the occupant of the ADU.

v. When there is an established car share vehicle stop located within one block of the ADU.

vi. When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (G)(6)(b)(i) through (v) above.

c. No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

d. Parking Space Size. Each unclosed parking space shall be at least nine feet wide and 19 feet long. Each parking space that is provided in an enclosed garage shall be at least 12 feet wide and 20 feet long and have at least seven and a half feet vertical clearance.

7. Historical Protections. The architectural treatment of an ADU to be constructed on or within 600 feet of a lot that has an identified historical resource listed in the California Register of Historic Resources must comply with all applicable objective ministerial requirements imposed by the Secretary of Interior.

## H. Fees.

1. Impact Fees.

a. No impact fee is required for an ADU that is less than 750 square feet in size. For purposes of this subsection (H), “impact fee” means a “fee” under the Mitigation Fee Act (Gov. Code Section 66000(b)) and a fee under the Quimby Act (Gov. Code Section 66477). “Impact fee” here does not include any connection fee or capacity charge for water or sewer service.

b. Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling.)

c. All applicable development impact fees for an ADU proposed to be constructed on a lot with a proposed or existing single family residence shall be waived for a five-year trial period, commencing on September 27, 2019, and ending on September 27, 2024.

I. Nonconforming Zoning Code Conditions, Building Code Violations, and Unpermitted Structures.

1. Generally. The City will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

2. Unpermitted ADUs Constructed Before 2018.

a. Permit to Legalize. As required by state law, the City may not deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if denial is based on either of the following grounds:

i. The ADU violates applicable building standards, or

ii. The ADU does not comply with the state ADU law (Government Code Section 65852.2) or this ADU ordinance (Santee Municipal Code Section 13.10.045).

b. Exceptions:

i. Notwithstanding subsection (I)(2)(a) above, the City may deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if the City makes a finding that correcting a violation is necessary to protect the health and safety of the public or of occupants of the structure.

ii. Subsection (l)(2)(a) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code Section 17920.3.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING SECTION 13.10.045 OF THE CITY OF SANTEE MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA**

**WHEREAS**, the City of Santee, California (“City”) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

**WHEREAS**, state law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”); and

**WHEREAS**, in recent years, the California Legislature has approved, and the Governor has signed into law, a number of bills that, among other things, amended Government Code sections 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and JADUs; and

**WHEREAS**, in 2022, the California Legislature approved, and the Governor signed into law, a new bill (SB 897) that further amends Government Code sections 65852.2 and 65852.22; and

**WHEREAS**, the City desires to amend its local regulatory scheme for the construction of ADUs and JADUs to comply with the amended provisions of Government Code sections 65852.2 and 65852.22; and

**WHEREAS**, on December 14, 2022, the City held a duly noticed public hearing on the ordinance.

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

**Section 1. Incorporation of Recitals.** The recitals above are each incorporated by reference and adopted as findings by the City Council.

**Section 2. CEQA.** Under California Public Resources Code section 21080.17, the California Environmental Quality Act (“CEQA”) does not apply to the adoption of an ordinance by a city or county implementing the provisions of section 65852.2 of the Government Code, which is California’s ADU law and which also regulates JADUs, as defined by section 65852.22. Therefore, the proposed ordinance is statutorily exempt from CEQA in that the proposed ordinance implements the State’s ADU law.

**Section 3. General Plan.** This Ordinance is, as a matter of law, consistent with the City’s General Plan pursuant to Government Code Section 65852.2(a)(1)(C).



**Section 4. Code Update.** Section 13.10.045 of the Santee Municipal Code is hereby amended and restated to read in its entirety as provided in Exhibit A, attached hereto and incorporated herein by reference.

**Section 5. Effective Date.** This ordinance shall take effect 30 days after its adoption.

**Section 6. Publication.** The City Clerk shall either: (a) have this ordinance published in a newspaper of general circulation within 15 days after its adoption or (b) have a summary of this ordinance published twice in a newspaper of general circulation, within 15 days after its adoption.

**Section 7. Submission to HCD.** The City Clerk shall submit a copy of this ordinance to the Department of Housing and Community Development within 60 days after adoption.

**Section 8. Severability.** If any provision of this ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City Council declares that it would have adopted this resolution irrespective of the invalidity of any portion thereof.

(Continues on next page)

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California on the 14<sup>th</sup> day of December, 2022 and thereafter **ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held on the 11th day of January, 2023 by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

Exhibit A: Amendments to Municipal Code

**EXHIBIT A**

**Amended ADU Regulations**

(follows this page)

## EXHIBIT A

### **13.10.045 Accessory dwelling units.**

A. Purpose. The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code Sections 65852.2 and 65852.22.

B. Effect of Conforming. An ADU or JADU that conforms to the standards in this section will not be:

1. Deemed to be inconsistent with the City's general plan and zoning designation for the lot on which the ADU or JADU is located.
2. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
3. Considered in the application of any local ordinance, policy, or program to limit residential growth.
4. Required to correct a nonconforming zoning condition, as defined in subsection (C)(9) below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12.

C. Definitions. As used in this section, terms are defined as follows:

1. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
  - a. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
  - b. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
2. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
3. "Attached accessory dwelling unit" means an attached ADU that shares at least one wall with the primary dwelling.

4. “Complete independent living facilities” means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
5. “Detached accessory dwelling unit” means a detached ADU that does not share any wall with the primary dwelling.
6. “Efficiency kitchen” means a kitchen that includes each of the following:
  - a. A cooking facility with appliances.
  - b. A food preparation counter and storage cabinets that are of a reasonable size in relation to the ADU.
7. “Junior accessory dwelling unit” or “JADU” means a residential unit that satisfies all of the following:
  - a. It is no more than 500 square feet in size.
  - b. It is contained entirely within an existing or proposed single-family residence. An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family residence.
  - c. It includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family residence.
  - d. Contains its own separate bathroom or, if it does not include a separate bathroom, contains an interior entrance to the main living area of the existing or proposed single-family residence.
  - e. Contains an exterior entrance that is separate from the main entrance to the proposed or existing single-family residence,
  - f. It includes an efficiency kitchen, as defined in subsection (C)(6) above.
8. “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
9. “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards.
10. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
11. “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

12. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

13. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

D. General Provisions. The following requirements apply to all ADUs and JADUs that are approved under subsections (F) and (G) below.

1. Zoning.

a. An ADU or JADU subject only to the limited requirements in subsection (F) below may be created on a lot in a residential or mixed-use zone.

b. An ADU or JADU subject to the requirements in subsection (G) below may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

2. Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence. The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

3. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.

4. No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section 65852.26, no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).

5. Building and Safety.

a. Subject to subsection (D)(5)(b) below, all ADUs and JADUs must comply with all local building code requirements.

b. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the building official or Code Compliance officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (D)(5)(b) prevents the City from changing the occupancy code of a space that was uninhabitable space or that

was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

6. Owner Occupancy.

a. An ADU that is permitted before January 1, 2025, is not subject to any owner-occupancy requirement.

b. Unless applicable law requires otherwise, all ADUs that are permitted on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.

c. As required by state law, all JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization. As required by Government Code Section 65852.22(a)(3), a deed restriction meeting the requirements of Government Code Section 65852.22(a)(3) must be recorded and filed.

7. Height.

a. Except as otherwise provided by subsections (D)(7)(b) and (D)(7)(c) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed 16 feet in height.

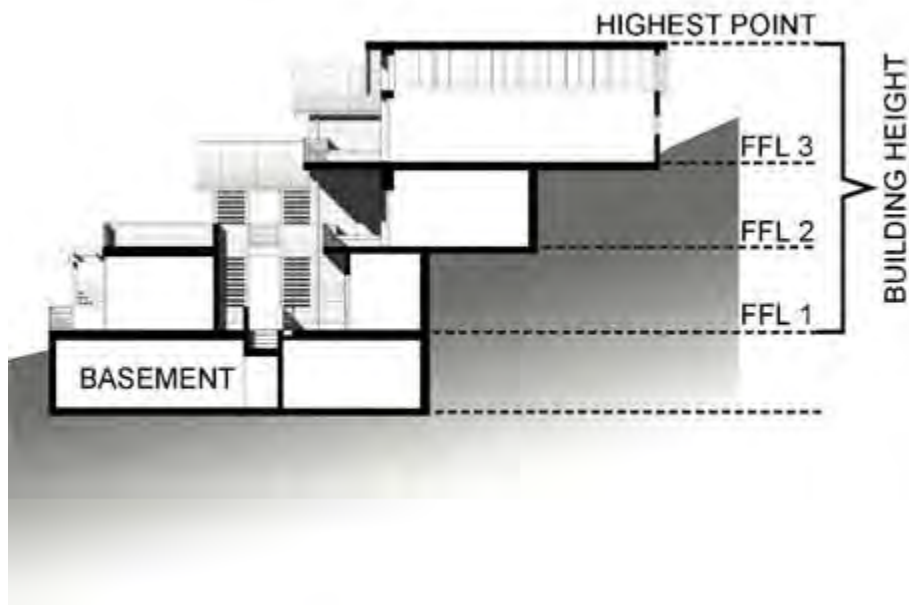
b. A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

c. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height

d. An attached ADU may not exceed the maximum height limit for the applicable zone, as provided in the table below.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Maximum Height	35 feet (two stories)	35 feet (two stories)	35 feet (two stories)	35 feet (two stories)	35 feet (three stories)	45 feet (four stories)	55 feet (five stories)	55 feet (five stories)

e. For purposes of this subsection (D)(7), height means the vertical distance, excluding foundations or understructures or basements, between the elevation of the finished floor level and the peak of the structure. For purposes of this subsection (D)(7), “finished floor level” means the uppermost surface of a floor without any applied finishes, typically the screed finish of a concrete slab or foundation. Multiple finished floor levels may exist in a building or complex of buildings on a site depending on topographical conditions, however the height calculation shall be based on the maximum length between a finished floor level of a structure and the highest point of that structure (see diagram below).



E. Action on Building Permit Application.

1. Applications to create an ADU or JADU in accordance with this section will be considered and approved ministerially, without discretionary review or a hearing.
2. The City must approve or deny an application to create an ADU or JADU within 60 days from the date that the City receives a complete application. If the City has not approved or denied the completed application within 60 days, the application is deemed approved unless either:
  - a. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or



b. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

3. If the City denies an application to create an ADU or JADU, the City must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection (E)(2) above.

4. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

F. ADUs and JADUs Subject to Limited Requirements.

1. If an ADU or JADU complies with each of the general requirements in subsection D above, it is allowed with only a building permit in the following scenarios:

a. Converted on Lot with Single-Family Residence. One ADU as described in this subsection (F)(1)(a) and one JADU on a lot with a proposed or existing single-family residence on it, where the ADU or JADU:

i. Is either: within the space of a proposed single-family residence; within the existing space of an existing single-family residence; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.

ii. Has exterior access that is independent of that for the single-family residence.

iii. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

iv. The JADU complies with the requirements of Government Code Section 65852.22, including, but not limited to, recording a deed restriction in accordance with subsection (a)(3) thereof.

b. Limited Detached or Attached on Lot with Single-Family Residence. One detached or attached, new-construction ADU on a lot with a proposed or existing single-family residence (in addition to any JADU that might otherwise

be established on the lot under subsection (F)(1)(a) above), if the ADU satisfies the following limitations:

- i. The side- and rear-yard setbacks are at least four feet.
- ii. The total floor area is 800 square feet or smaller.
- iii. The peak height does not exceed the applicable height limit provided in subsection (D)(7) above.

c. **Converted on Multifamily Lot.** One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection (F)(1)(c), at least one converted ADU is allowed within an existing multifamily dwelling, and up to 25% of the existing multifamily dwelling units may each have a converted ADU under this paragraph.

d. **Limited Detached on Multifamily Lot.** No more than two detached ADUs on a lot that has an existing or proposed multifamily dwelling if each detached ADU satisfies the following limitations:

- i. The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the City will not require any modification to the multifamily dwelling as a condition of approving the ADU.
- ii. The peak height does not exceed the applicable height limit provided in subsection (D)(7) above.

G. **ADUs Subject to Additional Objective Requirements.** A proposed ADU that does not conform to the standards set forth in subsection (F) is allowed with only a building permit if it complies with all of the objective standards set forth below.

1. **Maximum Size.**

a. The maximum size of a detached or attached ADU subject to this subsection (G) is 1,200 square feet.

b. Application of other development standards in this subsection (G), such as lot coverage or open space, might further limit the size of the ADU, but no application of lot coverage, front setback, or open-space requirements may require the ADU to be less than 800 square feet.

2. **Setbacks.**

a. An ADU that is subject to this subsection (G) must conform to the applicable front yard setback as provided in the table below, subject to subsection (G)(1)(b) above.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Front Setbacks  (in feet)	30	20	20	20	20	10	10	10

b. An ADU that is subject to this subsection (G) must conform to four-foot side- and rear-yard setbacks.

c. No setback is required for an ADU that is subject to this subsection (G) if the ADU is constructed in the same location and to the same dimensions as an existing structure.

3. Lot Coverage. No ADU subject to this subsection (G) may cause the total lot coverage of the lot to exceed the maximum for the applicable zone, as shown in the table below, subject to subsection (G)(1)(b) above.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Maximum Lot Coverage	25%	30%	35%	40%	55%	60%	70%	75%

4. Minimum Private Open Space. No ADU subject to this subsection (G) may cause the total percentage of open space of the lot to fall below the minimum for the applicable zone, as shown in the table below, subject to subsection (G)(1)(b) above.

	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Private Open Space  (in sq. feet per unit)	—	—	—	—	100	100	60	60

5. Passageway. No passageway, as defined by subsection (C)(10) above, is required for an ADU.

6. Parking.

a. Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by subsection (C)(13) above.

b. Exceptions. No parking under subsection (G)(6)(a) is required in the following situations:

i. The ADU is located within one-half mile walking distance of public transit, as defined in subsection (C)(12) above.

ii. The ADU is located within an architecturally and historically significant historic district.

iii. The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (F)(1)(a) above.

iv. When on-street parking permits are required but not offered to the occupant of the ADU.

v. When there is an established car share vehicle stop located within one block of the ADU.

vi. When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (G)(6)(b)(i) through (v) above.

c. No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

d. Parking Space Size. Each unclosed parking space shall be at least nine feet wide and 19 feet long. Each parking space that is provided in an enclosed garage shall be at least 12 feet wide and 20 feet long and have at least seven and a half feet vertical clearance.

7. Historical Protections. The architectural treatment of an ADU to be constructed on or within 600 feet of a lot that has an identified historical resource listed in the California Register of Historic Resources must comply with all applicable objective ministerial requirements imposed by the Secretary of Interior.

## H. Fees.

1. Impact Fees.

a. No impact fee is required for an ADU that is less than 750 square feet in size. For purposes of this subsection (H), “impact fee” means a “fee” under the Mitigation Fee Act (Gov. Code Section 66000(b)) and a fee under the Quimby Act (Gov. Code Section 66477). “Impact fee” here does not include any connection fee or capacity charge for water or sewer service.

b. Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling.)

c. All applicable development impact fees for an ADU proposed to be constructed on a lot with a proposed or existing single family residence shall be waived for a five-year trial period, commencing on September 27, 2019, and ending on September 27, 2024.

I. Nonconforming Zoning Code Conditions, Building Code Violations, and Unpermitted Structures.

1. Generally. The City will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

2. Unpermitted ADUs Constructed Before 2018.

a. Permit to Legalize. As required by state law, the City may not deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if denial is based on either of the following grounds:

i. The ADU violates applicable building standards, or

ii. The ADU does not comply with the state ADU law (Government Code Section 65852.2) or this ADU ordinance (Santee Municipal Code Section 13.10.045).

b. Exceptions:

i. Notwithstanding subsection (I)(2)(a) above, the City may deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if the City makes a finding that correcting a violation is necessary to protect the health and safety of the public or of occupants of the structure.

ii. Subsection (l)(2)(a) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code Section 17920.3.

**EXHIBIT A**

**13.10.045 Accessory dwelling units.**

A. Purpose. The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code Sections 65852.2 and 65852.22.

B. Effect of Conforming. An ADU or JADU that conforms to the standards in this section will not be:

1. Deemed to be inconsistent with the City's general plan and zoning designation for the lot on which the ADU or JADU is located.
2. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
3. Considered in the application of any local ordinance, policy, or program to limit residential growth.
4. Required to correct a nonconforming zoning condition, as defined in subsection (C)(9) below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12.

C. Definitions. As used in this section, terms are defined as follows:

1. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
  - a. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
  - b. A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
2. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
3. "Attached accessory dwelling unit" means an attached ADU that shares at least one wall with the primary dwelling.
4. "Complete independent living facilities" means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

5. “Detached accessory dwelling unit” means a detached ADU that does not share any wall with the primary dwelling.
6. “Efficiency kitchen” means a kitchen that includes each of the following:
  - a. A cooking facility with appliances.
  - b. A food preparation counter ~~or counters that total at least 15 square feet in area~~ and storage cabinets that are of a reasonable size in relation to the ADU.
  - c. ~~Food storage cabinets that total at least 30 square feet of shelf space.~~
7. “Junior accessory dwelling unit” or “JADU” means a residential unit that satisfies all of the following:
  - a. ~~It is~~ It is no more than 500 square feet in size.
  - b. ~~It is~~ It is contained entirely within an existing or proposed single-family residence. An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family residence.
  - c. ~~It~~ It includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family residence, ~~and.~~
  - d. Contains its own separate bathroom or, if it does not include a separate bathroom, contains an interior entrance to the main living area of the existing or proposed single-family residence.
  - e. Contains an exterior entrance that is separate from the main entrance to the proposed or existing single-family residence.
  - f. ~~It~~ It includes an efficiency kitchen, as defined in subsection (C)(6) above.
8. “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
9. “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards.
10. “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
11. “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
12. “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.



13. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

D. General Provisions. The following requirements apply to all ADUs and JADUs that are approved under subsections (F) and (G) below.

1. Zoning.

a. An ADU or JADU subject only to the limited requirements in subsection (F) below may be created on a lot in a residential or mixed-use zone.

~~1.—Zoning~~b. An ADU or JADU subject to the requirements in subsection (G) below may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

2. Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence. The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

3. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.

4. No Separate Conveyance. An ADU or JADU may be rented, but, except as otherwise provided in Government Code Section 65852.26, no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).

5. Building and Safety. ~~All~~

a. Subject to subsection (D)(5)(b) below, all ADUs and JADUs must comply with all local building code requirements.

b. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the building official or Code Compliance officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (D)(5)(b) prevents the City from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

6. Owner Occupancy.

a. An ADU that is ~~created~~permitted before January 1, 2025, is not subject to any owner-occupancy requirement.

b. ~~All~~Unless applicable law requires otherwise, all ADUs that are ~~created~~permitted on or after January 1, 2025 are subject to an

owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person’s legal domicile and permanent residence.

c. ~~All~~As required by state law, all JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person’s legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization. As required by Government Code Section 65852.22(a)(3), a deed restriction meeting the requirements of Government Code Section 65852.22(a)(3) must be recorded and filed.

7. Height.

a. Except as otherwise provided by subsections (D)(7)(b) and (D)(7)(c) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed 16 feet in height.

b. A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

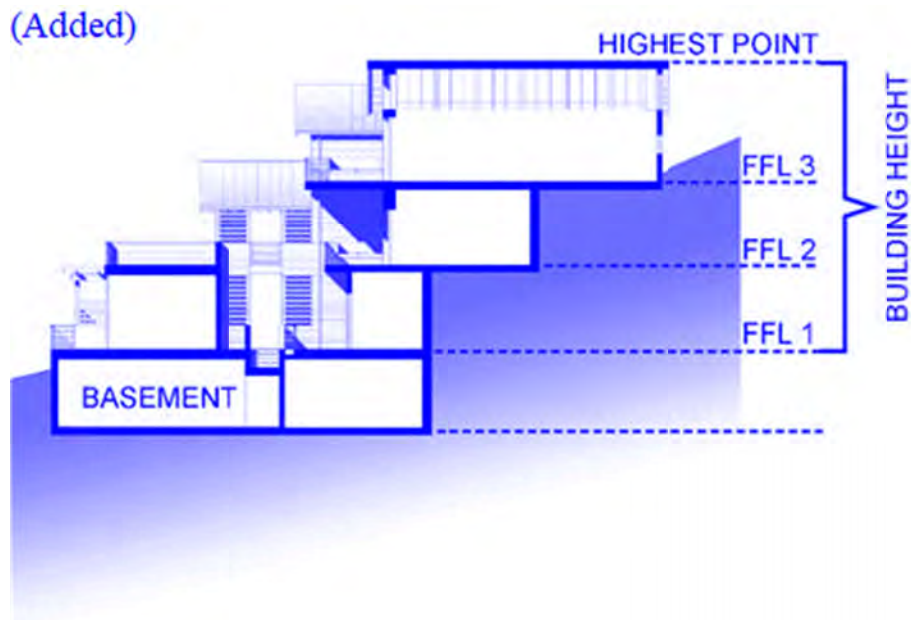
c. A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height

d. An attached ADU may not exceed the maximum height limit for the applicable zone, as provided in the table below.

<u>Residential District</u>	<u>HL</u>	<u>R-1</u>	<u>R-1A</u>	<u>R-2</u>	<u>R-7</u>	<u>R-14</u>	<u>R-22</u>	<u>R-30</u>
<u>Maximum Height</u>	<u>35 feet (two stories)</u>	<u>35 feet (two stories)</u>	<u>35 feet (two stories)</u>	<u>35 feet (two stories)</u>	<u>35 feet (three stories)</u>	<u>45 feet (four stories)</u>	<u>55 feet (five stories)</u>	<u>55 feet (five stories)</u>

e. For purposes of this subsection (D)(7), height means the vertical distance, excluding foundations or understructures or basements, between the elevation of the finished floor level and the peak of the structure. For purposes of this subsection (D)(7), “finished floor level” means the uppermost surface of a floor without any applied finishes, typically the screed finish of a concrete slab or foundation. Multiple finished floor levels may exist in a building or complex of buildings on a site depending on topographical conditions,

however the height calculation shall be based on the maximum length between a finished floor level of a structure and the highest point of that structure (see diagram below).



E. Action on Building Permit Application.

1. Applications to create an ADU or JADU in accordance with this section will be considered and approved ministerially, without discretionary review or a hearing.

2. The City must ~~act on~~ approve or deny an application to create an ADU or JADU within 60 days from the date that the City receives a complete application. If the City has not approved or denied the completed application within 60 days, the application is deemed approved unless either:

a. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or

b. When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

3. If the City denies an application to create an ADU or JADU, the City must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection (E)(2) above.

4. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

F. ADUs and JADUs Subject to Limited Requirements.

1. If an ADU or JADU complies with each of the general requirements in subsection D above, it is allowed with only a building permit in the following scenarios:

a. ~~Converted on Single-Family Lot. Only~~ with Single-Family Residence.  
 One ADU as described in this subsection (F)(1)(a) and one JADU on a lot with a proposed or existing single-family residence on it, where the ADU or JADU:

i. Is either: within the space of a proposed single-family residence; within the existing space of an existing single-family residence; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.

ii. Has exterior access that is independent of that for the single-family residence.

iii. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

iv. The JADU complies with the requirements of Government Code Section 65852.22, including, but not limited to, recording a deed restriction in accordance with subsection (a)(3) thereof.

b. Limited Detached or Attached on ~~Single-Family Lot~~ with Single-Family Residence. One detached or attached, new-construction ADU on a lot with a proposed or existing single-family residence (in addition to any JADU that might otherwise be established on the lot under subsection (F)(1)(a) above), if the ADU satisfies the following limitations:

i. The side- and rear-yard setbacks are at least four feet.

ii. The total floor area is 800 square feet or smaller.

~~iii. For a detached ADU, the building height above grade is 16 feet or less. For an attached ADU, the building height above grade does not exceed the maximum height limit for the applicable zone as provided in the table below.~~

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Maximum Height	35 feet (two stories)	35 feet (two stories)	35 feet (two stories)	35 feet (two stories)	35 feet (three stories)	45 feet (four stories)	55 feet (five stories)	55 feet (five stories)

iii. The peak height does not exceed the applicable height limit provided in subsection (D)(7) above.

c. Converted on Multifamily Lot. One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection (F)(1)(c), at least one converted ADU is allowed within an existing multifamily dwelling, and up to 25% of the existing multifamily dwelling units may each have a converted ADU under this paragraph.

d. Limited Detached on Multifamily Lot. No more than two detached ADUs on a lot that has an existing or proposed multifamily dwelling if each detached ADU satisfies the following limitations:

i. The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the City will not require any modification to the multifamily dwelling as a condition of approving the ADU.

ii. The peak height does not exceed the applicable height limit provided in subsection (D)(7) above ~~grade is 16 feet.~~

G. ADUs Subject to Additional Objective Requirements. A proposed ADU that does not conform to the standards set forth in subsection (F) is allowed with only a building permit if it complies with all of the objective standards set forth below.

1. Maximum Size.

a. The maximum size of a detached or attached ADU subject to this subsection (G) is 1,200 square feet.

b. Application of other development standards in this subsection (G), such as lot coverage or open space, might further limit the size of the ADU, but no application of lot coverage, front setback, or open-space requirements may require the ADU to be less than 800 square feet.

2. Setbacks.

a. An ADU that is subject to this subsection (G) must conform to the applicable front yard setback as provided in the table below, subject to subsection (G)(1)(b) above.

Residential District	HL	R-1	R-1A	R-2	R-7	R-14	R-22	R-30
Front Setbacks (in feet)	30	20	20	20	20	10	10	10

b. An ADU that is subject to this subsection (G) must conform to four-foot side- and rear-yard setbacks.

c. No setback is required for an ADU that is subject to this subsection (G) if the ADU is constructed in the same location and to the same dimensions as an existing structure.

~~3.—Height.~~

~~a.—A detached ADU subject to this subsection G may not exceed 16 feet in height above grade (measured to the peak of the structure) or one story.~~

~~b.—An attached ADU subject to this subsection G may not exceed the maximum height limit for the applicable zone as provided in the table below.~~

<del>Residential District</del>	<del>HL</del>	<del>R-1</del>	<del>R-1A</del>	<del>R-2</del>	<del>R-7</del>	<del>R-14</del>	<del>R-22</del>	<del>R-30</del>
<del>Maximum Height</del>	<del>35 feet (two stories)</del>	<del>35 feet (two stories)</del>	<del>35 feet (two stories)</del>	<del>35 feet (two stories)</del>	<del>35 feet (three stories)</del>	<del>45 feet (four stories)</del>	<del>55 feet (five stories)</del>	<del>55 feet (five stories)</del>

43. Lot Coverage. No ADU subject to this subsection (G) may cause the total lot coverage of the lot to exceed the maximum for the applicable zone, as shown in the table below, subject to subsection (G)(1)(b) above.

<del>Residential District</del>	<del>HL</del>	<del>R-1</del>	<del>R-1A</del>	<del>R-2</del>	<del>R-7</del>	<del>R-14</del>	<del>R-22</del>	<del>R-30</del>
<del>Maximum Lot Coverage</del>	<del>25%</del>	<del>30%</del>	<del>35%</del>	<del>40%</del>	<del>55%</del>	<del>60%</del>	<del>70%</del>	<del>75%</del>

54. Minimum Private Open Space. No ADU subject to this subsection (G) may cause the total percentage of open space of the lot to fall below the minimum for the applicable zone, as shown in the table below, subject to subsection (G)(1)(b) above.

<del></del>	<del>HL</del>	<del>R-1</del>	<del>R-1A</del>	<del>R-2</del>	<del>R-7</del>	<del>R-14</del>	<del>R-22</del>	<del>R-30</del>
<del>Private Open Space (in sq. feet per unit)</del>	<del>—</del>	<del>—</del>	<del>—</del>	<del>—</del>	<del>100</del>	<del>100</del>	<del>60</del>	<del>60</del>

65. Passageway. No passageway, as defined by subsection (C)(10) above, is required for an ADU.

76. Parking.

a. Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by subsection (C)(13) above.

b. Exceptions. No parking under subsection (G)(~~7~~6)(a) is required in the following situations:

i. The ADU is located within one-half mile walking distance of public transit, as defined in subsection (C)(12) above.

ii. The ADU is located within an architecturally and historically significant historic district.

iii. The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (F)(1)(a) above.

iv. When on-street parking permits are required but not offered to the occupant of the ADU.

v. When there is an established car share vehicle stop located within one block of the ADU.

vi. When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections (G)(6)(b)(i) through (v) above.

c. No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

d. Parking Space Size. Each unclosed parking space shall be at least nine feet wide and 19 feet long. Each parking space that is provided in an enclosed garage shall be at least 12 feet wide and 20 feet long and have at least seven and a half feet vertical clearance.

~~87.~~ Historical Protections. The architectural treatment of an ADU to be constructed on or within 600 feet of a lot that has an identified historical resource listed ~~on~~in the ~~federal, state, or local~~California ~~R~~Register of ~~H~~Historic ~~places~~Resources must comply with all applicable objective ministerial requirements imposed by the Secretary of Interior.

## H. Fees.

### 1. Impact Fees.

a. No impact fee is required for an ADU that is less than 750 square feet in size. For purposes of this subsection (H), "impact fee" means a "fee" under the Mitigation Fee Act (Gov. Code Section 66000(b)) and a fee under the Quimby

Act (Gov. Code Section 66477). “Impact fee” here does not include any connection fee or capacity charge for water or sewer service.

b. Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the ~~primary dwelling~~ADU, divided by the floor area of the ~~ADU~~primary dwelling, times the typical fee amount charged for a new dwelling.)

c. All applicable development impact fees for an ADU proposed to be constructed on a lot with a proposed or existing single family residence shall be waived for a five-year trial period, commencing on September 27, 2019, and ending on September 27, 2024.

#### I. Nonconforming Zoning Code Conditions, Building Code Violations, and Unpermitted Structures.

1. Generally. The City will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

#### 2. Unpermitted ADUs Constructed Before 2018.

a. Permit to Legalize. As required by state law, the City may not deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if denial is based on either of the following grounds:

i. The ADU violates applicable building standards, or

ii. The ADU does not comply with the state ADU law (Government Code Section 65852.2) or this ADU ordinance (Santee Municipal Code Section 13.10.045).

b. Exceptions:

i. Notwithstanding subsection (1)(2)(a) above, the City may deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if the City makes a finding that correcting a violation is necessary to protect the health and safety of the public or of occupants of the structure.

ii. Subsection (1)(2)(a) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code Section 17920.3.



<b>Summary report:</b>	
<b>Litera Compare for Word 11.3.0.46 Document comparison done on 12/7/2022 4:37:09 PM</b>	
<b>Style name:</b> Default Style	
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<b>Original DMS:</b> iw://bbklaw-mobility.imanage.work/IMANAGE/40861418/1	
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<b>Changes:</b>	
<u>Add</u>	102
<del>Delete</del>	45
<del>Move From</del>	0
<u>Move To</u>	0
<u>Table Insert</u>	1
<del>Table Delete</del>	2
<u>Table moves to</u>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	1
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>151</b>

**MEETING DATE** December 14, 2022

**ITEM TITLE** ADOPTION OF RESOLUTION APPROVING THE FIRST AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SANTEE AND EXCEL ACQUISITIONS, LLC, FOR DEVELOPMENT OF REAL PROPERTY KNOWN AS PARCEL 4 OF PARCEL MAP 18857 LOCATED IN TROLLEY SQUARE.

**DIRECTOR/DEPARTMENT** Marlene Best, City Manager *MRB*  
Shawn Hagerty, City Attorney

**SUMMARY**

On February 9, 2022, the City approved a Disposition and Development Agreement (“DDA”) with Excel Acquisitions, LLC (“Developer”) for the sale of a vacant parcel of property located in Trolley Square in Santee identified as Parcel 4 of Parcel Map 18857 (“Property”) to be developed as a hotel.

Developer and City staff desire to amend the DDA to: (1) extend the Escrow Closing Date to December 22, 2022 (from December 15, 2022), (2) add language to the entitlements section allowing Developer to extend the schedule if an appeal or litigation is filed, and (3) provide for the City’s removal of an existing Operating and Easement Agreement and allow for other modifications related to access and parking rights.

**ENVIRONMENTAL REVIEW**

The City’s approval of the First Amendment to the DDA is not a project subject to California Environmental Quality Act (“CEQA”) review under State CEQA Guidelines section 15378. The proposed hotel project subject to the DDA was previously analyzed under CEQA in the Supplemental Environmental Checklist for the Arts and Entertainment Overlay District adopted by the City on December 11, 2019. Moreover, Developer’s future use or development of the Property is expressly conditioned on CEQA compliance and obtaining any required entitlements. City shall conduct environmental review, as required under CEQA, prior to taking any discretionary action with regard to any proposed development of the Property.

**FINANCIAL STATEMENT** *AS*

There will be no material fiscal impact as a result of the proposed action.

**CITY ATTORNEY REVIEW**  N/A •  Completed

**RECOMMENDATION** *MRB*

It is recommended that the City Council approve attached Resolution approving the First Amendment to the DDA.

**ATTACHMENT**

1. Staff Report
2. Resolution approving the First Amendment to the DDA (with Exhibit "A" thereto containing a legal description of the Property, and Exhibit "B" thereto containing the form of First Amendment to the DDA)

## STAFF REPORT

### RESOLUTION APPROVING THE FIRST AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SANTEE AND EXCEL ACQUISITIONS, LLC, FOR DEVELOPMENT OF REAL PROPERTY KNOWN AS PARCEL 4 OF PARCEL MAP 18857 LOCATED IN TROLLEY SQUARE

#### SANTEE CITY COUNCIL MEETING December 14, 2022

##### A. INTRODUCTION

On February 9, 2022, the City approved a Disposition and Development Agreement (“DDA”) with Excel Acquisitions, LLC (“Developer”) for the sale of a vacant parcel of property located in Trolley Square in Santee identified as Parcel 4 of Parcel Map 18857 (“Property”) to be developed as a hotel.

Developer and City staff desire to amend the DDA to: (1) extend the Escrow Closing Date to December 22, 2022 (from December 15, 2022), (2) add language to the entitlements section allowing Developer to extend the schedule if an appeal or litigation is filed, and (3) provide for the City’s removal of an existing Operating and Easement Agreement and allow for other modifications related to access and parking rights.

##### B. DISCUSSION

Developer and City staff desire to amend the DDA that City Council approved on February 9, 2022.

The DDA approved on February 9, 2022, included the following the basic deal points:

1. Buyer: Excel Acquisitions, LLC, a California limited liability company
2. Hotel Operator: Marriot (TownePlace Suites) or Hilton (Home 2 Suites)
3. Purchase Price: Fair Market Price of \$1.4 million
4. Development to include:
  - a. 4-story hotel with a minimum of 89 rooms (plus or minus 5% depending on hotel operator requirements)
  - b. Breakfast seating area
  - c. Pool with a deck
  - d. Approximately 64 parking spaces
5. Close of escrow: the earlier of (1) thirty (30) business days from confirmation from both the City and Excel of the satisfaction or waiver of all conditions precedent to the close of escrow; (2) thirty (30) business days following Excel’s receipt of City Council approval of entitlements necessary for the Project; or (3) December 15, 2022.
6. Hotel opening: No later than twenty-four (24) months from the issuance of building permit by the City, but no later than June 8, 2027, unless an extension is granted pursuant to the terms of the DDA.

This Amendment to the DDA would make three changes.

First, the Amendment would extend the Escrow Closing Date to December 22, 2022.

Second, the Amendment would add language allowing Developer an automatic 90-day extension of the Entitlement Date to allow for any appeals or challenges, and allow the Developer to further extend the Entitlement Date until any such appeal or challenge is resolved or concluded.

Third, the Amendment would require the City to remove an Operating and Easement Agreement, including amendments to that Operating and Easement Agreement, from title and work with Excel regarding additional access and parking issues and the consideration of a Hotel Operating Agreement. Until the City has taken these actions, Developer's obligations set forth in the Schedule of Performance in Exhibit C would be tolled and extended. If the City does not remove the Operating Easement Agreement or the Parties aren't able to resolve the parking and access issues or come to terms on a hotel operating agreement during the applicable timeframe, the Developer could terminate the Agreement and the title to the Property would then revert back to the City.

### **C. RECOMMENDATION**

1. Approve Resolution approving the First Amendment to the DDA.

RESOLUTION NO. \_\_\_\_-2022

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
APPROVING THE FIRST AMENDMENT TO A DISPOSITION AND DEVELOPMENT  
AGREEMENT BETWEEN THE CITY OF SANTEE AND EXCEL ACQUISITIONS, LLC,  
FOR DEVELOPMENT OF REAL PROPERTY KNOWN AS PARCEL 4 OF PARCEL  
MAP 18857 LOCATED IN TROLLEY SQUARE**

**WHEREAS**, the City of Santee (“City”) recently reacquired (pursuant to the Quitclaim Deed filed in the San Diego County Recorder’s Office, recorded January 11, 2022, as Document No. 2022-0014763) a vacant parcel of real property located in Trolley Square in Santee identified as Parcel 4 of Parcel Map 18857, and legally described in Exhibit “A” attached to this Resolution and incorporated by reference herein (the “Property”); and

**WHEREAS**, the Property was previously considered as a potential site for a public library, but on August 14, 2019, the City Council determined that the Property was not appropriate for use as a public library; and

**WHEREAS**, the City has no economically viable use for the Property at this time, and the City and Excel Acquisitions, LLC, a California limited liability company (“Developer”), have negotiated the terms of a Disposition and Development Agreement (“DDA”), pursuant to which the City would sell the Property to Developer to be developed as a hotel; and

**WHEREAS**, on January 26, 2022, the City adopted Resolution No. 006-2022 declaring the City’s intention to sell the Property and setting time for a public hearing to consider the sale of the Property; and

**WHEREAS**, Developer’s proposed acquisition of the Property and the Developer’s anticipated construction on the Property in accordance with the terms of the DDA are in the best interest of the City and of the health, safety and welfare of the City’s taxpayers and residents and are in accordance with the public purposes set forth in applicable law. Implementation of the DDA will further the goals and objectives of the City’s general plan by: (i) strengthening the City’s land-use and social structure, and (ii) resulting in the development of an underutilized property, creating jobs within the City and spurring additional economic growth in the area; and

**WHEREAS**, the City Council approved the DDA at its February 9, 2022 meeting; and

**WHEREAS**, Developer and City staff desire to amend the DDA to: (1) extend the Escrow Closing Date to December 22, 2022 (from December 15, 2022), (2) add language to the entitlements section allowing Developer to extend the schedule if an appeal or litigation is filed, and (3) provide for the City’s removal of an existing Operating and Easement Agreement and allow for other modifications related to access, parking rights and a hotel operating agreement.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE  
RESOLVES AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.



**RESOLUTION NO. \_\_\_\_-2022**

**Section 2. CEQA Compliance.** The City’s approval of the First Amendment to the DDA is not a project subject to CEQA review under State CEQA Guidelines section 15378. The proposed hotel project subject to the DDA was previously analyzed under CEQA in the Supplemental Environmental Checklist for the Arts and Entertainment Overlay District adopted by the City on December 11, 2019. Moreover, Developer’s future use or development of the Property is expressly conditioned on CEQA compliance and obtaining any required entitlements. City shall conduct environmental review, as required under CEQA, prior to taking any discretionary action with regard to any proposed development of the Property.

**Section 3. Approval of First Amendment to the Agreement.** The City hereby approves the First Amendment to the DDA, in substantially the form attached to this Resolution as Exhibit “B,” subject to any non-substantive revisions that do not increase the City’s liability and are approved by the City Attorney; authorizes the City Manager to sign and enter into the First Amendment to the DDA; and directs the City Manager to perform the obligations of the City under the First Amendment to the DDA.

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

**Section 5. Effective Date.** This Resolution shall become effective immediately upon its adoption.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th day of December, 2022, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

**Attachments: Exhibit A  
Exhibit B**

**RESOLUTION NO. \_\_\_\_-2022**

**EXHIBIT "A"**  
**to**  
**Resolution No. \_\_\_\_-2022**

**Legal Description of the Property**  
**Parcel 4 of Parcel Map 18857**

The land referred to herein is situated in the State of California, County of San Diego, City of Santee, and described as follows:

All of Parcel 4, according to Parcel Map 18857, filed in the Office of the County Recorder of San Diego, recorded December 10, 2001, as File No. 2001-0904572.

SEE ATTACHED PARCEL MAP NO. 18857





**RESOLUTION NO. \_\_\_\_-2022**

**EXHIBIT "B"**  
**to**  
**Resolution No. \_\_\_\_-2022**

**First Amendment to the  
Disposition and Development Agreement (Parcel 4 Hotel)**

[attached behind this cover page]

**FIRST AMENDMENT TO  
DISPOSITION AND DEVELOPMENT AGREEMENT**

This First Amendment to Disposition and Development Agreement (this “Amendment”) is made and entered into as of \_\_\_\_\_, 2022 (“Effective Date”) by and between the City of Santee, a California Charter City (“City”) and Excel Acquisitions, LLC, a California limited liability company, or its assignee (“Developer”), with reference to the following:

**RECITALS**

The following Recitals are incorporated into and made a part of the provisions of the Agreement:

- A. City and Developer entered into that certain Disposition and Development Agreement dated February 15, 2022 (“Agreement”) relating to the purchase and development of the property more fully described therein.
- B. City and Developer now wish to amend the Agreement as set forth below.

**AGREEMENT**

Now, therefore, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, and intending to be legally bound, the parties hereby agree as follows:

- 1. Incorporation of Recitals; Definitions. The foregoing Recitals are incorporated herein by reference. All capitalized terms, when used in this Amendment without separate definition, will have the same respective meanings as in the Agreement.
- 2. Escrow Closing Date. Section 2.1(aa) is deleted in its entirety and replaced with the following:

**(aa)** “**Escrow Closing Date**” means and refers to the earlier of (1) the thirtieth (30<sup>th</sup>) business day following the Escrow Holder's receipt of written confirmation from both the City and the Developer of the satisfaction or waiver of all conditions precedent to the Close of Escrow; (2) the thirtieth (30<sup>th</sup>) business day following Developer's receipt of City Council approval of entitlements necessary for the Project; or (3) December 22, 2022.

- 3. Developer to Obtain all Project Approvals. Section 3.5(f)(1)(iii) is deleted in its entirety and replaced with the following:

**(iii)** At such time as the Developer receives the Entitlements, the Entitlement Date shall be automatically extended by ninety (90) days to allow for any appeals or challenges. Developer may elect to extend the Entitlement Date as follows: 1) in the event the entitlement approvals are challenged or appealed, until 30 days following the resolution or expiration of the challenge, including any litigation or appeal periods, and

2) for ninety (90) days at Developer’s discretion. The Parties may extend the Entitlement Date thereafter by mutual consent.

4. Termination and Reversion. Section 3.6 is hereby added to the Agreement to read as follows:

**Section 3.6 Removal of Operating and Easement Agreement.**

Notwithstanding the delivery of the Due Diligence Investigation Waiver or the Developer’s Title Notice Waiver and any approvals or waivers thereunder, City shall, within twelve (12) months from the Effective Date of this Amendment, remove the Operating and Easement Agreement dated December 18, 2001, and recorded with the San Diego Recorder’s Office as Document No. 2001-0930462 on December 18, 2001, as amended by that First Amendment to Operation and Easement Agreement dated March 25, 2002, that Second Amendment to Operation and Easement Agreement dated January 30, 2003, and that Third Amendment to Operation and Easement Agreement dated May 10, 2012 (together the “**OEA**”), from title. If the removal of the OEA has not occurred within 12 months the Parties may extend this date to another mutually agreeable date. Upon removal of the OEA from title, City and Developer shall meet to develop a mutually agreeable access and parking arrangement (“Parking and Access Arrangement”). For illustrative purposes only, this may include a reciprocal easement agreement with the adjoining property owner or an agreement with the City to utilize other off site available parking.

- (1) All applicable deadlines for Developer’s requirements in Exhibit C shall be tolled and extended by a period equal to December 31, 2022 until the date the OEA is removed from title, the Parking and Access Arrangement and Hotel Operating Agreement is agreed upon including, but not limited to, the following:

11.	Developer shall receive approval of plans, construction drawing, and other documents necessary to receive a building permit.	Within 18 months of Close of Escrow, but no later than June 8, 2024, unless an extension is granted pursuant to the terms of the Agreement.
12.	Developer shall commence construction.	Within 12 months of receipt of building permits from City unless an extension is granted pursuant to the terms of this Agreement.
13.	Developer to complete construction and installation of the Project (issuance of	No later than 24 months from the issuance of building permit by City but no later than June 8, 2027 unless an

	certificate of occupancy for the entire Project by the City).	extension is granted pursuant to the terms of the Agreement.
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- (2) In the event the City fails to remove the OEA, or Parking and Access Arrangement has not been reached, or the Hotel Operating Agreement has not been reached, Developer shall have the right to terminate this Agreement.
- (3) In the event that Developer decides to terminate this Agreement pursuant to Section 3.6(2) after the Close of Escrow, title to the Property shall revert to the City in the same condition as at Close of Escrow.
  - a. City shall, within ten (10) days of written notice from Developer of its decision to terminate under Section 3.6(2), deliver a Quitclaim Deed to Developer to transfer title back to the City pursuant to this Section 3.6(3). City shall, upon mutual execution of the quitclaim deed, record that deed against the property and return any payments made by Developer, including any deposits under Section 3.2. All taxes and assessments related to the Property shall be prorated as of the date of the reversion.

5. Miscellaneous.

- a. Effect and Ratification. Except as expressly amended or supplemented hereby, the Agreement shall remain in full force and effect without change and is hereby ratified and confirmed.
- b. Governing Law. This Amendment shall be construed and enforced in accordance with the laws of the State of California.
- c. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement.
- d. Binding Agreement. This Amendment shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns.
- e. Captions. The captions and headings herein are for convenience and reference only and in no way define or limit the scope or content of this Amendment or in any way affect its provisions.
- f. Entire Agreement; Amendments. The Agreement, as amended and supplemented by this Amendment, sets forth all of the promises, covenants, agreements, conditions, and undertakings between and among the parties hereto with respect to the subject matter hereof, and supersede all prior and contemporaneous agreements and understandings, inducements and conditions,

express or implied, oral or written, except as contained herein. No extension, alteration, modification or other amendment of or to the Agreement shall be valid or binding unless made in writing and signed by all parties hereto.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Effective Date set forth above.

<p><b>CITY:</b></p> <p>CITY OF SANTEE, a California charter city</p> <p>_____</p> <p>_____, City Manager</p> <p>Date: _____</p> <p>_____</p> <p>City Clerk</p> <p>Date: _____</p>	<p><b>DEVELOPER:</b></p> <p>Excel Acquisitions, LLC, a California limited liability company</p> <p>_____</p> <p>Neil Patel, Manager</p> <p>Date: _____</p>
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Approved as to Form:

\_\_\_\_\_  
Best Best & Krieger  
\_\_\_\_\_, City Attorney



**MEETING DATE** December 14, 2022

**ITEM TITLE** ADOPTION OF URGENCY ORDINANCE AND INTRODUCTION OF NON-URGENCY ORDINANCE ESTABLISHING AN AUTOMATIC ONE-YEAR EXTENSION FOR ACTIVE DEVELOPMENT APPROVALS, DUE TO THE ECONOMIC IMPACTS OF THE NOVEL CORONAVIRUS (COVID-19)

**DIRECTOR/DEPARTMENT** Marlene Best, City Manager *MSB*

### **SUMMARY**

On March 4, 2020, the Governor of the State of California proclaimed a state of an emergency to exist in California due to spread of the novel coronavirus ("COVID-19"), and on March 25, 2020, the City Council adopted a resolution declaring the existence of a local emergency due to the same. On March 27, 2020, the San Diego County Public Health Officer issued an order limiting gatherings of a certain number, closing certain business establishments, limiting the operations of other business establishments, requiring social distancing, and requiring increased sanitation standards. While subsequent health orders have lifted certain business restrictions, employee shortages and materials shortages, in addition to public health orders to limit public gatherings and socially distance, continue to have an impact on local businesses, thereby delaying their ability to proceed with approved development.

Government Code section 8634 allows the City Council to make orders and regulations necessary to provide for the protection of life and property during an emergency. On October 14, 2020 and October 13, 2021, the City Council approved one-year automatic extensions to the development approvals then in effect. Many businesses experienced or continue to experience challenges due to the pandemic-induced recession. To help relieve the continued pressure that local businesses are facing as a result of the impact of COVID-19, the City desires to automatically extend by one year all development approvals that are in effect as of December 14, 2022. This extension will be in addition to the previous extensions approved by the Council in 2020 and 2021, and will not have any impact on an applicant's eligibility for other extensions allowed under the Santee Municipal Code. The attached Project List identifies some of the entitled developments that would benefit from one-year extensions on approvals.

The proposed ordinance (presented in both urgency and non-urgency versions) establishes this one-year extension. The extension is proposed for adoption by both urgency ordinance, in accordance with Government Code section 36937(b), and, in parallel, by non-urgency ordinance. We recommend this approach so that the City has an extension in place to address development approvals that may be expiring soon. The urgency ordinance must be approved by a four-fifths vote of the Council, and goes into effect immediately after adoption.



**ENVIRONMENTAL REVIEW**

The proposed Ordinances are not subject to CEQA pursuant to Sections 15060(c)(2) and 15060(c)(3), because the Ordinances have no potential for resulting in physical change to the environment, directly or indirectly. The proposed Ordinances are also statutorily exempt under Title 14 of the California Code of Regulations, section 15269(c), as specific actions necessary to prevent or mitigate an emergency.

**FINANCIAL STATEMENT** *HY*

There will be no fiscal impact to the City.

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION** *MSB*

1. Adopt the urgency ordinance.
2. Conduct first reading of the non-urgency ordinance.
3. Set the non-urgency ordinance for second reading on January 11, 2023.

**ATTACHMENTS**

- Urgency Ordinance
- Non-Urgency Ordinance
- Projects with Active Entitlements
- Karl Strauss Request for Extension



**URGENCY ORDINANCE NO. \_\_\_\_\_**

**AN URGENCY ORDINANCE OF THE CITY OF SANTEE,  
CALIFORNIA ESTABLISHING AN AUTOMATIC ONE-  
YEAR EXTENSION FOR ACTIVE DEVELOPMENT  
APPROVALS, DUE TO THE ECONOMIC IMPACTS OF  
THE NOVEL CORONAVIRUS (COVID-19), AND SETTING  
FORTH THE FACTS CONSTITUTING SUCH URGENCY**

**WHEREAS**, on March 4, 2020, the Governor of the State of California proclaimed a state of an emergency to exist in California due to spread of the novel coronavirus (“COVID-19”); and

**WHEREAS**, on March 11, 2020, the World Health Organization (WHO) publicly characterized COVID-19 as a pandemic; and

**WHEREAS**, on March 13, 2020, the President of the United States declared a national emergency due to the continued spread and the effects of COVID-19 and announced that the federal government would make emergency funding available to assist state and local governments in preventing the spread of and addressing the effects of COVID-19; and

**WHEREAS**, on March 16, 2020, the Governor of the State of California issued Executive Order N-28-20, wherein he found that the economic impacts of COVID-19 have been significant, and could threaten to undermine the stability of California businesses; and

**WHEREAS**, on March 25, 2020, the Santee City Council (“City Council”) adopted Emergency Resolution 023-2020, declaring the existence of a local emergency due to COVID-19; and

**WHEREAS**, on March 27, 2020, the San Diego County Public Health Officer issued an order limiting gatherings of a certain number, closing certain business establishments, limiting the operations of other business establishments, and requiring social distancing, increased sanitation standards, and the use of telecommuting; and

**WHEREAS**, on April 17, 2020, the Governor labeled California’s economic crisis a “pandemic-induced recession;” and

**WHEREAS**, on October 14, 2020, the City Council adopted Urgency Ordinance No. 583, approving an automatic one-year extension for all development approvals then in effect; and

**WHEREAS**, on June 11, 2021, the San Diego County Public Health Officer issued a new order, ending certain restrictions on business operations, but continuing requirements for the use of face coverings, restrictions on large gatherings, and recommendations regarding travel limitations; and

**URGENCY ORDINANCE NO. \_\_\_\_**

**WHEREAS**, on October 13, 2021, the City Council adopted Urgency Ordinance No. 593, approving another automatic one-year extension for all development approvals then in effect, and

**WHEREAS**, as of the date of this Ordinance, employee shortages and materials shortages, in addition to public health orders to limit public gatherings and socially distance, continue to have a financial impact on local businesses; and

**WHEREAS**, as of the date of this Ordinance, and in order to prevent further exposure, many businesses have imposed work from home policies; meetings, events and social gatherings are being cancelled as people remain at home; customers are not patronizing restaurants and stores at the same level as they did before the pandemic; and

**WHEREAS**, many businesses experienced or continue to experience restrictions on operations related to COVID-19, which delay their ability to proceed with approved development in the City; and

**WHEREAS**, California Government Code section 8634 allows the City Council, as the governing body, to make orders and regulations necessary during a local emergency to provide for the protection of life and property; and

**WHEREAS**, to protect the public safety, health, and welfare, the City Council may adopt this Ordinance as an urgency measure in accordance with Government Code section 36937, subdivision (b); and

**WHEREAS**, Santee Municipal Code section 13.04.090(A) provides that approvals for development review, conditional use permits, minor conditional use permits, variances and minor deviations shall lapse three years from the approval date, unless certain actions occur; and

**WHEREAS**, Santee Municipal Code section 13.04.090(B) provides that extensions of the approvals may be granted for up to two years and shall not exceed a total of five years from the original date of approval; and

**WHEREAS**, to help relieve the continued pressure on businesses resulting from the limitations on financing and construction due to the pandemic-induced recession, the City desires to automatically extend by one year all development approvals described in Santee Municipal Code section 13.04.090(A) that are in effect and not lapsed on December 14, 2022; and

**WHEREAS**, this automatic one-year extension is in addition to the two (2) one-year extensions granted pursuant to Urgency Ordinance No. 583 and Urgency Ordinance No. 593, and will have no effect on an applicant's eligibility for other extensions otherwise allowed under the Santee Municipal Code; and

**URGENCY ORDINANCE NO. \_\_\_\_**

**WHEREAS**, the City Council finds that due to the COVID-19 pandemic, and the pandemic-induced recession, there is an emergency necessitating immediate adoption of this Ordinance.

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

**SECTION 1.** The recitals above are each incorporated by reference and adopted as findings by the City Council.

**SECTION 2.** An automatic one-year extension is granted to all City development approvals described in Santee Municipal Code section 13.04.090(A) that are in effect and have not lapsed as of December 14, 2022. This automatic one-year extension is in addition to the two (2) one-year extensions granted pursuant to Urgency Ordinance No. 583 and Urgency Ordinance No. 593, and has no effect on an applicant's eligibility for other extensions otherwise allowed under the Santee Municipal Code.

**SECTION 3.** The City Council finds and declares that the adoption and implementation of this Ordinance is an emergency measure required for the immediate preservation of the public peace, safety, health, and welfare, for the reasons set out herein and pursuant to Government Code section 36937, and shall take effect immediately upon its adoption by four-fifths of the City Council.

**SECTION 4.** In accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City Council finds that adoption and implementation of this Ordinance is not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378), because this Ordinance has no potential for resulting in physical change to the environment, directly or indirectly. This Urgency Ordinance is also statutorily exempt under Title 14 of the California Code of Regulations, section 15269(c), as a specific action necessary to prevent or mitigate an emergency.

**SECTION 5.** The City Clerk shall either: (a) have this Ordinance published in a newspaper of general circulation within 15 days after its adoption or (b) have a summary of this Ordinance published twice in a newspaper of general circulation, once five days before its adoption and again within 15 days after its adoption.

**SECTION 6.** If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City Council declares that it would have adopted this resolution irrespective of the invalidity of any portion thereof.

**URGENCY ORDINANCE NO. \_\_\_\_**

**PASSED, APPROVED and ADOPTED** by the City Council of the City of Santee at a Regular Meeting thereof held on this 14th of December, 2022, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA  
ESTABLISHING AN AUTOMATIC ONE-YEAR  
EXTENSION FOR ACTIVE DEVELOPMENT APPROVALS,  
DUE TO THE ECONOMIC IMPACTS OF THE NOVEL  
CORONAVIRUS (COVID-19)**

**WHEREAS**, on March 4, 2020, the Governor of the State of California proclaimed a state of an emergency to exist in California due to spread of the novel coronavirus (“COVID-19”); and

**WHEREAS**, on March 11, 2020, the World Health Organization (WHO) publicly characterized COVID-19 as a pandemic; and

**WHEREAS**, on March 13, 2020, the President of the United States declared a national emergency due to the continued spread and the effects of COVID-19 and announced that the federal government would make emergency funding available to assist state and local governments in preventing the spread of and addressing the effects of COVID-19; and

**WHEREAS**, on March 16, 2020, the Governor of the State of California issued Executive Order N-28-20, wherein he found that the economic impacts of COVID-19 have been significant, and could threaten to undermine the stability of California businesses; and

**WHEREAS**, on March 25, 2020, the Santee City Council adopted Emergency Resolution 023-2020, declaring the existence of a local emergency due to COVID-19; and

**WHEREAS**, on March 27, 2020, the San Diego County Public Health Officer issued an order limiting gatherings of a certain number, closing certain business establishments, limiting the operations of other business establishments, and requiring social distancing, increased sanitation standards, and the use of telecommuting; and

**WHEREAS**, on April 17, 2020, the Governor labeled California’s economic crisis a “pandemic-induced recession;” and

**WHEREAS**, on October 14, 2020, the City Council adopted Urgency Ordinance No. 583, approving an automatic one-year extension for all development approvals then in effect; and

**WHEREAS**, on June 11, 2021, the San Diego County Public Health Officer issued a new order, ending certain restrictions on business operations, but continuing requirements for the use of face coverings, restrictions on large gatherings, and recommendations regarding travel limitations; and

**ORDINANCE NO. \_\_\_\_**

**WHEREAS**, on October 13, 2021, the City Council adopted Urgency Ordinance No. 593, approving another automatic one-year extension for all development approvals then in effect, and

**WHEREAS**, as of the date of this Ordinance, employee shortages and materials shortages, in addition to public health orders to limit public gatherings and socially distance, continue to have a financial impact on local businesses; and

**WHEREAS**, as of the date of this Ordinance, and in order to prevent further exposure, many businesses have imposed work from home policies; meetings, events and social gatherings are being cancelled as people remain at home; customers are not patronizing restaurants and stores in the same numbers as they did before the pandemic; and

**WHEREAS**, many businesses have experienced or are experiencing restrictions on operations related to COVID-19, which delay their ability to proceed with approved development in the City; and

**WHEREAS**, California Government Code section 8634 allows the City Council, as the governing body, to make orders and regulations necessary during a local emergency to provide for the protection of life and property; and

**WHEREAS**, Santee Municipal Code section 13.04.090(A) provides that approvals for development review, conditional use permits, minor conditional use permits, variances and minor deviations shall lapse three years from the approval date, unless certain actions occur; and

**WHEREAS**, Santee Municipal Code section 13.04.090(B) provides that extensions of the approvals may be granted for up to two years and shall not exceed a total of five years from the original date of approval; and

**WHEREAS**, to help relieve the continued pressure on businesses resulting from the limitations on financing and construction due to the pandemic-induced recession, the City desires to automatically extend by one year all development approvals described in Santee Municipal Code section 13.04.090(A) that are in effect and not lapsed on December 14, 2022; and

**WHEREAS**, this automatic one-year extension is in addition to the two (2) one-year extensions granted pursuant to Urgency Ordinance No. 583 and Urgency Ordinance No. 593, and will have no effect on an applicant's eligibility for other extensions otherwise allowed under the Santee Municipal Code.

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

**SECTION 1.** The recitals above are each incorporated by reference and adopted as findings by the City Council.

**SECTION 2.** An automatic one-year extension is granted to all City development approvals described in Santee Municipal Code section 13.04.090(A) that are in effect and have not lapsed as of December 14, 2022. This automatic one-year extension is in

**ORDINANCE NO. \_\_\_\_**

addition to the two (2) one-year extensions granted pursuant to Urgency Ordinance No. 583 and Urgency Ordinance No. 593, and has no effect on an applicant's eligibility for other extensions otherwise allowed under the Santee Municipal Code.

**SECTION 3.** In accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City Council finds that adoption and implementation of this Ordinance is not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378), because this Ordinance has no potential for resulting in physical change to the environment, directly or indirectly. This Ordinance is also statutorily exempt under Title 14 of the California Code of Regulations, section 15269(c), as a specific action necessary to prevent or mitigate an emergency.

**SECTION 4.** The City Clerk shall either: (a) have this Ordinance published in a newspaper of general circulation within 15 days after its adoption or (b) have a summary of this Ordinance published twice in a newspaper of general circulation, once five days before its adoption and again within 15 days after its adoption.

**SECTION 5.** If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City Council declares that it would have adopted this resolution irrespective of the invalidity of any portion thereof.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California on the 14th day of December, 2022, and thereafter **ADOPTED** at a Regular Meeting of the City Council held on the 11th day of January, 2023, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

---

**JOHN W. MINTO, MAYOR**

**ATTEST:**

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**ANNETTE ORTIZ, CMC, CITY CLERK**

## Projects with Active Entitlements

<b>COMMERCIAL / INDUSTRIAL</b>	<b>Project Case Number</b>	<b>Project Description</b>	<b>Original Approval Date</b>	<b>Expiration Date with First One Year Extension</b>	<b>Expiration Date with Second One Year Extension</b>	<b>Expiration Date with Third One Year Extension</b>
Dish Wireless***	P2022-4	Telecommunications Facility	11/9/2022			11/9/2026
Lunar Lane	DR2018-6	7,400 Square Foot Industrial Building	3/26/2020	3/26/2024	3/26/2025	3/26/2026
Wood Spring Suites	P2019-1	120-Room Hotel	9/18/2019	9/18/2023	9/18/2024	9/18/2025
Gondala Skate	DR2018-8	28,647 Square Foot Industrial Building	8/26/2019	8/26/2023	8/26/2024	8/26/2025
Garmo Brothers	P2018-1	Gas Station and Restaurant	10/10/2018	10/10/2022	10/10/2023	10/10/2024
Karl Strauss	DR2015-10	Brewery/Warehouse/Restaurant	12/17/2015	12/17/2021	12/17/2022	12/17/2023
Graves/Prospect Commercial	P2017-1	Convenience Store/Coffee Shop	6/10/2020	6/10/2024	6/10/2025	6/10/2026
All Right Storage	P2019-5	Self-Storage and RV Storage Facility	4/28/2021		4/28/2025	4/28/2026

<b>RESIDENTIAL</b>	<b>Project Case Number</b>	<b>Project Description</b>	<b>Original Approval Date</b>	<b>Expiration Date with First One Year Extension</b>	<b>Expiration Date with Second One Year Extension</b>	<b>Expiration Date with Third One Year Extension</b>
Laurel Heights***	TM2020-2	80 Condominium Units	8/11/2021			8/11/2025
Talwar	TM2016-4	8 Condominium Units	2/12/2020	2/12/2024	2/12/2025	2/12/2026
Santee View Estates	TM2006-3	27 Single Family Residences	11/12/2008	11/12/2023	11/12/2024	11/12/2025
Prospect Estates II	TM2016-3	38 Condominium Units/15 Single Family Residences	10/9/2019	10/9/2023	10/9/2024	10/9/2025
Cornerstone	TM2020-2	80 Condominium Units	8/11/2021		8/11/2025	8/11/2026
Lantern Crest Ridge II	P2017-4	50 Unit Senior Care Facility	9/9/2020	9/9/2024	9/9/2025	9/9/2026
Fanita Ranch*	TM2017-3	2,949 Residential Units	9/23/2020	N/A*	N/A*	N/A*

\*Life of the tentative map is subject to terms of the development agreement in accordance with Government Code Section 66452.6(a)(1)

\*\*\*Approved after adoption of the first and second automatic one-year extension but are eligible for the third automatic one-year extension.

Note: This is not an all-inclusive list. Other entitlements benefiting from a one-year extension include Director's Decisions, Minor/Major Revisions to Development Review and Conditional Use Permits.





11/21/2022

Marlene Best  
City Manager  
City of Santee  
10601 Magnolia Ave  
Santee, CA 92071

5965 Santa Fe Street, Suite E  
San Diego, California 92109  
(858) 273-2739

Dear Ms. Best:

Thank you for considering extending the entitlements for one additional year for Karl Strauss Brewing Co's plans to build on the parcel located at the corner of Town Center Pkwy and Cuyumaca St. As you know, the statewide Covid-19 emergency has been continued until February 2023 by the Governor. What you might not be aware of is how the Covid-19 pandemic has continued to affect the restaurant and brewing industry throughout 2022. While we all move around more freely now, during the majority of the first quarter of the year, the restaurant industry was still under Covid-19 seating limitations by the State of California, which affected sales volumes for both our own premises and those of our distribution customers (other restaurants, bars, hotels). Additionally, the Covid-19 flare-ups during the summer added to depressed sales during what would normally be our busiest time of the year. Finally, thanks to the State, our company pays for each person who goes out on Covid-19 leave (which at any time during the year has been 3-5% of our staff), leaving us short-staffed most of the year.

In addition to Covid-19 issues during 2022, the year brought the most challenging operating environment that many of us have faced in our business careers. Endless supply chain distributions made every day purchasing a challenge. This also exacerbated pricing of commodities necessary in beer and food production thereby squeezing margins. Finally, change projects have been especially challenging during the year as equipment we have ordered has been delayed 6-8 months, trucks were virtually impossible to purchase until the last couple of months and even small construction project materials (eg: concrete) can cause delays of 4 or more months. This makes it virtually impossible to complete projects on time. And, with rising inflation, makes staying within a budget not possible.

In any event, Karl Strauss continues to be a viable company with plans to expand in 2023. We look forward to pursuing our projects as we believe the worst of Covid-19, supply chain and inflation issues are behind us. We are aware that the economic climate in 2023 is cloudy but we do know that people tend to drink more beer during uncertain times. We appreciate the opportunity to continue to work with the City of Santee to bring our craft beer to the city!

Cheers!

A handwritten signature in black ink, appearing to read "Matt Rattner", is written over a faint, larger version of the signature.

Matt Rattner

President

Karl Strauss Brewing Co.



**MEETING DATE** December 14, 2022

**ITEM TITLE** APPROVAL OF A RESOLUTION DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY LOCATED ON MISSION GORGE ROAD NEAR FORESTER CREEK (ASSESSOR PARCEL NUMBERS 383-124-18, 383-124-20, 383-124-54 AND 383-124-56), ARE NON-EXEMPT SURPLUS LAND, APPROVING THE FORM OF NOTICE OF AVAILABILITY THEREFOR, AUTHORIZING THE CITY MANAGER TO COMPLY WITH THE SURPLUS LAND ACT, AND FINDING THE FOREGOING CATEGORICALLY EXEMPT FROM CEQA REVIEW BECAUSE IT IS NOT A PROJECT SUBJECT TO CEQA REVIEW AND, IN THE ALTERNATIVE, IT IS EXEMPT UNDER CEQA PURSUANT TO A CLASS 12 CATEGORICAL EXEMPTION.

**DIRECTOR/DEPARTMENT** Marlene D. Best, City Manager *MSB*

**SUMMARY**

The City of Santee owns four vacant parcels that were acquired in as right-of-way for the Forester Creek Channel Project (Assessor Parcel Numbers 383-124-18, 383-124-20, 383-124-54 and 383-124-56) ("Property"). The City desires to sell the Property, but the City must first comply with the Surplus Land Act, Government Code Section 54220 et seq. ("SLA").

The SLA requires all local agencies to prioritize affordable housing, as well as parks and open space when disposing of surplus land. In order to proceed to an eventual sale of the Property, it is necessary to comply with the Surplus Land Act.

New legislation (AB 1486) which took effect on January 1, 2020 significantly amended the SLA to require that before a local agency takes any action to dispose of land, the land must be declared either "surplus land" or "exempt surplus land," as supported by written findings. "Surplus land" means the land owned by a local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use. Several other steps are required to comply with the amended SLA provisions.

The parcels which comprise the Property meet the definition of surplus land and are no longer necessary for the City's use. The City must take formal action declaring the subject City-owned property is surplus property. Adoption of the attached Resolution would declare the subject property as surplus land.

Upon the City's determination that the Property is surplus land, the procedures set forth in Government Code Section 54220 et seq. must be followed. Those procedures require the City to offer the surplus land to certain public entities for a period of 60 days by transmitting a written notice of availability to those entities, including:





1. For the purpose of developing low and moderate income housing, a written notice of availability of the surplus land shall be sent to any "local public entity" as defined in Health and Safety Code 50079 within whose jurisdiction the surplus land is located, to "Housing Sponsors" that have notified the California Department of Housing and Community Development (HCD) of their interest in surplus land, and to HCD itself.
2. For open space purposes, a written notice of availability of the surplus land shall be sent to local park districts.
3. For the purpose of use by a school district for school facilities construction or open space purposes, a written notice of availability of surplus land shall be sent to school districts in whose jurisdiction the land is located.
4. For developing property located within an infill opportunity zone or an area covered by a transit village plan, additional notices must be sent to certain agencies within whose jurisdiction the land is located.
5. To any other public entities with jurisdiction over the parcels of surplus land a written notice of availability.

If the City receives correspondence expressing interest from any of the above entities after transmitting a written notice of availability, the City is required to enter into good faith negotiations concerning the price and terms of disposition with that entity for a period of 90 days. If the price and terms cannot be agreed upon after 90 days (or if no entity gives notice of interest), the City may dispose of the surplus land without further regard to the surplus land procedures, subject to provisions in the Surplus Land Act requiring the recording on title of an affordability covenant in the event more than ten (10) units of residential housing are ever developed on the subject property.

### **ENVIRONMENTAL REVIEW**

The Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). City staff has determined that the designation of this property as non-exempt surplus, approval of the form of NOA, and authorization for the City Manager to comply with the Act do not have the potential for creating a significant effect on the environment and are therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3), because such actions do not constitute a "project" as defined by the CEQA Guidelines, Section 15378. In the alternative, even if the actions contemplated here constituted a "project" under CEQA, they involve the sale of surplus government property, which is exempt from environmental review under CEQA pursuant to a Class 12 categorical exemption. Specifically, the government property is not located in an area of statewide, regional or areawide concern as defined in CEQA Guidelines section 15206(b)(4). Finally, adoption of the Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when the Property is sold to a purchaser, and that purchaser proposes a use for the Property that requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA.

**FINANCIAL STATEMENT** *AS*

There is no fiscal impact related to the declaration of the subject Property as surplus land.

**CITY ATTORNEY REVIEW**  N/A •  Completed

**RECOMMENDATION** *MAB*

Adopt the attached Resolution declaring the subject property as surplus land, and implementing procedures pursuant to Government Code Section 54221.

**ATTACHMENT**

Resolution (with Exhibit A thereto depicting the Property and Exhibit B thereto containing a form of Notice of Availability)

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA DECLARING PURSUANT TO GOVERNMENT CODE  
SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY  
LOCATED ON MISSION GORGE ROAD NEAR FORESTER CREEK  
(ASSESSOR PARCEL NUMBERS 383-124-18, 383-124-20, 383-124-54  
AND 383-124-56), ARE NON-EXEMPT SURPLUS LAND, APPROVING THE  
FORM OF NOTICE OF AVAILABILITY THEREFOR, AUTHORIZING THE  
CITY MANAGER TO COMPLY WITH THE SURPLUS LAND ACT, AND FINDING  
THE FOREGOING CATEGORICALLY EXEMPT FROM CEQA REVIEW**

**WHEREAS**, the City of Santee (the “City”) is the owner in fee simple of that certain real property identified as Assessor Parcel Numbers 383-124-18, 383-124-20, 383-124-54 and 383-124-56 comprising approximately 90,664 square feet in size and is located on Mission Gorge Road near Forester Creek, as identified and depicted in **Exhibit A**, attached hereto and incorporated herein by reference (“Property”); and

**WHEREAS**, the City no longer has any use for the Property; and

**WHEREAS**, the Surplus Land Act, Government Code sections 54220 *et seq.* (as amended, the “Act”), applies when a local agency disposes of “surplus land,” as that term is defined in Government Code section 54221; and

**WHEREAS**, the Property is “surplus land” under the Act, because it is land owned in fee simple by the City for which the City Council will take formal action (in the form of adoption of this resolution) in a regular public meeting declaring that the land is surplus and is not necessary for the City’s use; and

**WHEREAS**, the Act requires that prior to the disposal of any surplus land, unless an exemption applies, a local agency must issue a Notice of Availability to, among others, affordable housing developers, and thereafter, if any entity submits a qualified Notice of Interest within sixty (60) days of issuance of the Notice of Availability, the local agency must negotiate in good faith for at least ninety (90) days with any such submitting entities; and

**WHEREAS**, the Property is not exempt from the Act; and

**WHEREAS**, a form of Notice of Availability is attached hereto as **Exhibit B**.

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

**SECTION 1.** The above recitals are true and correct and are a substantive part of this Resolution.

**SECTION 2.** The City Council hereby finds and declares that the Property is “surplus land” as used in the Act, because the Property is owned in fee simple by the City, and the Property is surplus and is not necessary for the City’s use.



## RESOLUTION NO.

**SECTION 3.** The City Council hereby approves the form of Notice of Availability substantially in the form attached hereto as **Exhibit B**.

**SECTION 4.** The City Council hereby authorizes the City Manager or their designee to take all necessary actions to fully comply with the Act without further need to obtain City Council approval.

**SECTION 5.** This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) (“CEQA”). City staff has determined that the designation of this property as non-exempt surplus, approval of the form of NOA, and authorization for the City Manager to comply with the Act do not have the potential for creating a significant effect on the environment and are therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3), because such actions do not constitute a “project” as defined by the CEQA Guidelines, Section 15378. In the alternative, even if the actions contemplated here constituted a “project” under CEQA, they involve the sale of surplus government property, which is exempt from environmental review under CEQA pursuant to a Class 12 categorical exemption. Specifically, the government property is not located in an area of statewide, regional or areawide concern as defined in CEQA Guidelines section 15206(b)(4). Finally, adoption of the Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when the Property is sold to a purchaser, and that purchaser proposes a use for the Property that requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA.

Therefore, the City’s adoption of this Resolution is exempt from CEQA review.

**SECTION 6.** If any section, subsection, paragraph, sentence, clause or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

**SECTION 7.** The City Clerk shall further certify to the adoption of this Resolution, as provided below.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting held on this 14th day of December, 2022, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**RESOLUTION NO.**

**APPROVED:**

**\_\_\_\_\_  
JOHN W. MINTO, MAYOR**

**ATTEST:**

**\_\_\_\_\_  
ANNETTE ORTIZ, CMC, CITY CLERK**

**ATTACHMENTS:**

Exhibit A: Location Map of Assessor Parcel Numbers 383-124-18, 383-124-20, 383-124-54 and 383-124-56

Exhibit B: Draft Notice of Availability

**EXHIBIT A: LOCATION MAP**  
**APN's 383-124-18, 383-124-20, 383-124-54, and 383-124-56**



**LEGEND**

PROPERTY LINE

DEVELOPMENT AREA



GRADING / EXCAVATION AREA



ASSESSOR PARCEL NO.

(XXX-XXX-XX)



## EXHIBIT B

### DRAFT NOTICE OF AVAILABILITY

[City of Santee Letterhead]

December \_\_\_\_, 2022

To All Interested Parties:

#### **RE: Notice of Availability/Offer to Sell Surplus Property**

As required by Government Code Section 54220 of the State of California, the City of Santee is providing notification that the City intends to sell the surplus property listed in the accompanying table.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the City of your interest in acquiring the property. However, this offer shall not obligate the City to sell the property to you. Instead, the City would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, the City may market the property to the general public.

As required by Government Code Section 54227, if the City receives more than one letter of interest during this 60 day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the City in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail. Notice of your interest in acquiring the property shall be delivered to:

Pamela White, Economic Development Manager  
City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071

You may also direct your questions to [pwhite@cityofsanteeca.gov](mailto:pwhite@cityofsanteeca.gov) or by calling (619) 258-4100, Extension 223.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

Attachment: Property Summary Sheet

City of Santee

Notice of Availability/Offer to Sell Surplus Property (December 2021)

PROPERTY SUMMARY SHEET

	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Combined Parcels
Property Address	9219-39 Mission Gorge Road	8864 Justa Lane	Mssn. Gorge Rd - unimproved land south of APN 383-124-20-00	Mssn. Gorge Rd - unimproved land south of APN 383-124-20-00	Mission Gorge Rd. at Forester Creek; Santee, CA 92071
City State Zip	Santee, CA 92071	Santee, CA 92071	Santee, CA 92071	Santee, CA 92071	Santee, CA 92071
County	San Diego County	San Diego County	San Diego County	San Diego County	San Diego County
Assessor Parcel No	383-124-18-00	383-124-20-00	383-124-54-00	383-124-56-00	4 APN's
Parcel Size	0.343 acres 14,932 s.f.	0.992 acres 43,196 s.f.	0.399 acres 17,396 s.f.	0.348 acres 15,140 s.f.	2.082 acres 90,664 s.f.
Zoning Designation	GC	GC	GC	GC	GC
General Plan Designation	General Commercial	General Commercial	General Commercial	General Commercial	General Commercial
Current Use	Vacant	Vacant	Vacant	Vacant	Vacant
Density for Residential Use (formula per gross acreage; ignoring site constraints)	Minimum: N/A; Maximum: 30 du/acre; Density Bonus:TBD	Minimum: N/A; Maximum: 30 du/acre; Density Bonus:TBD	Minimum: N/A; Maximum: 30 du/acre; Density Bonus:TBD	Minimum: N/A; Maximum: 30 du/acre; Density Bonus:TBD	Per formula, 2 gross acres would yield 60 total du (subject to Site Constraints)
Min. Sales Price (Fair Market Value)	---	---	---	---	Approx. \$465,000 for Comm'l dev. of useable acreage
Last Appraised Value	---	---	---	---	\$465,000
Last Appraised Date	---	---	---	---	6/22/2018
<p><b>Site Constraints:</b> Only a portion of the gross acreage is suitable for development. All but a relatively small portion of the subject property is hilly with outcrops of granitic rock. Further geologic investigation is recommended, with certain measures be taken to address the steep cut slopes, grading, granite rock conditions, and existing fills.</p>					

**MEETING DATE** December 14, 2022

**ITEM TITLE** RESOLUTION DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY LOCATED AT 9860 PROSPECT AVENUE (ASSESSOR PARCEL NUMBER 384-161-10), IS EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DIRECTOR/DEPARTMENT** Marlene D. Best, City Manager *MSB*

### **SUMMARY**

The City of Santee ("City") owns a small parcel of land comprising approximately 3,675 square feet located at 9860 Prospect Avenue (Assessor Parcel Number 384-161-10) ("Property"). This Property was acquired in October 2013 as right-of-way for the Prospect Avenue widening project. The City intends to sell the Property, but first the City must comply with the Surplus Land Act ("SLA").

The SLA, Government Code Section 54220 et seq., requires all local agencies to prioritize affordable housing, as well as parks and open space, when disposing of "surplus land." New legislation which took effect on January 1, 2020, requires that before a local agency may dispose of land that is no longer necessary for its use, the land must be declared either "surplus land" or "exempt surplus land," as supported by written findings. For "surplus land," the City must go through a formal process to offer the land to qualifying entities and negotiate with responsive parties. However, the Act contains exemptions for certain types of land ("exempt surplus land") where this formal process does not apply. One such exemption, pursuant to G.C. Section 54221(f)(1)(B), applies to land that (i) is less than 5,000 square feet in area, (ii) is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes, and (iii) will be sold to an owner of contiguous land.

The Property qualifies for this exemption under the SLA because it is less than 5,000 square feet in total area, is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes, and is intended to be sold to a neighboring property owner, which is a contiguous landowner. Adoption of the attached Resolution would declare the Property as "exempt surplus land" and make supporting findings.

Under the California Department of Housing and Community Development's ("HCD") Surplus Land Act Guidelines ("Guidelines") promulgated pursuant to the SLA, prior to disposal of the Property, the City must submit the attached Resolution to HCD and obtain approval from HCD that the City has complied with the SLA.





**ENVIRONMENTAL REVIEW**

The Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”). City staff has determined that the designation of this property as exempt surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3), because it is not a project as defined by the CEQA Guidelines, Section 15378. Adoption of the Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when the Property is sold to a purchaser, and that purchaser proposes a use for the Property that requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA.

**FINANCIAL STATEMENT** *MSB*

There is no fiscal impact related to the declaration of the subject property as exempt surplus land.

**CITY ATTORNEY REVIEW**  N/A •  Completed

**RECOMMENDATION** *MSB*

Adopt the attached Resolution declaring the subject property as exempt surplus land, and making findings to support this declaration, pursuant to Government Code Section 54221.

**ATTACHMENT**

Resolution (with Exhibits A and B)

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA DECLARING PURSUANT TO GOVERNMENT CODE  
SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY AT 9860  
PROSPECT AVENUE (ASSESSOR PARCEL NUMBER 384-161-10), IS  
EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION  
IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the City of Santee (the “City”) is the owner in fee simple of that certain real property commonly known as Assessor Parcel Number 384-161-10, which is approximately 3,675 square feet in total size and is located at 9860 Prospect Avenue, and which is described in in **Exhibit A**, attached hereto and incorporated herein by reference, and depicted in **Exhibit B**, attached hereto and incorporated herein by reference (“Property”); and

**WHEREAS**, the City no longer has any use for the Property; and

**WHEREAS**, the Surplus Land Act, Government Code sections 54220 et seq. (as amended, the “Act”), applies when a local agency disposes of “surplus land,” as that term is defined in Government Code section 54221; and

**WHEREAS**, the Property is “surplus land” under the Act, because it is land owned in fee simple by the City for which the City Council will take formal action (in the form of adoption of this resolution) in a regular public meeting declaring that the land is surplus and is not necessary for the City’s use; and

**WHEREAS**, the Act exempts certain surplus land from its requirements, including, pursuant to section 54221(f)(1)(B), land that (i) is less than 5,000 square feet in area, (ii) is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes, and (iii) will be sold to an owner of contiguous land; and

**WHEREAS**, the Property is “exempt surplus land” under the Act, because it is (i) only approximately 3,675 square feet in total area, (ii) is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes, and (iii) the City intends to sell the Property to an owner of contiguous land; and

**WHEREAS**, this Resolution merely declares the Property as “exempt surplus land” under the Act, and the actual disposal of the Property will be approved and accomplished by future actions of the parties.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The above recitals are true and correct and are a substantive part of this Resolution and constitute findings of the City Council.

**RESOLUTION NO.**

**SECTION 2.** The City Council hereby declares that (i) the Property is surplus land and not necessary for the City’s use, and (ii) the Property is exempt from the Act pursuant to section 54221(f)(1)(B) of the Act. The basis for this declaration is the finding that the Property is less than 5,000 square feet in area, is not contiguous to land owned by a state or local agency used for open-space or low- and moderate-income housing purposes, and is intended to be sold to a contiguous landowner, as further set forth in the recitals above.

**SECTION 3.** This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”). City staff has determined that the designation of this property as exempt surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3), because it is not a project as defined by the CEQA Guidelines, Section 15378. Adoption of the Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when the Property is sold to a purchaser, and that purchaser proposes a use for the Property that requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA.

**SECTION 4.** If any section, subsection, paragraph, sentence, clause or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

**SECTION 5.** The City Clerk shall further certify to the adoption of this Resolution, as provided below.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting held on this 14th day of December, 2022, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ANNETTE ORTIZ, CMC, CITY CLERK**

**RESOLUTION NO.**

**ATTACHMENTS:**

Exhibit A: Legal Description of Assessor Parcel Number 384-161-10

Exhibit B: Location Map of Assessor Parcel Number 384-161-10 (9860 Prospect Avenue)



**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

**APN: 384-161-10-00**

ALL OF LOT 27 OF THE STEVEN'S & HARTLEY'S FREE WATER TRACT, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1231, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON JANUARY 31, 1910.

EXCEPTING THEREFROM THE WEST 200.00 FEET AND THE NORTH 525.00 FEET.


ALSO EXCEPTING THEREFROM THAT PORTION OF THE EAST 66.00 FEET OF SAID LOT 27 LYING SOUTHERLY OF THE NORTHERLY 420.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT 27 DEDICATED AS RIGHT OF WAY PER CITY OF SANTEE IMPROVEMENT PLANS CIP NO. 2011-50 AND AS SHOWN ON RECORD OF SURVEY NUMBER 22396, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, JULY 14, 2016.

CONTAINING 3,675 SQUARE FEET, MORE OR LESS.

SEE THE PLAT MAP LABELED EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

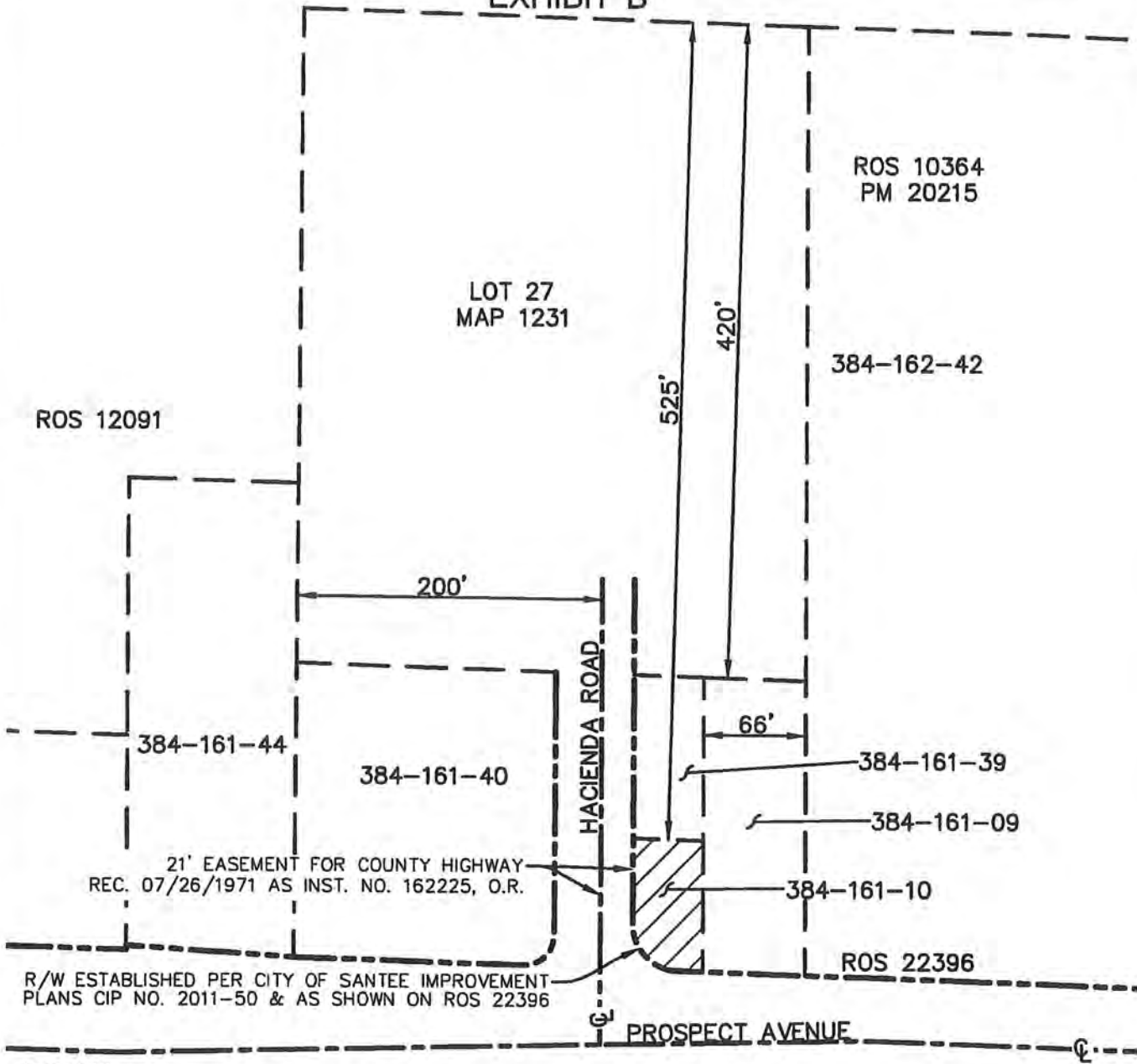
THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE CALIFORNIA LAND SURVEYORS ACT.

  
RAFI Y. HANNA, PLS 8780  
LICENSE EXPIRATION: 12-31-2016





DATE: November 03, 2016



EXHIBIT 'B'



LEGEND

-  REMAINDER PARCEL = 3,675 SQ FT
-  CITY RIGHT OF WAY
-  PROPERTY BOUNDARY
-  STREET ☉



DESCRIPTION: APN 384-161-10	<b>PROSPECT AVENUE CORRIDOR ENHANCEMENT</b>	SHEET 1 OF 1
		SCALE: 1" = 100'
OWNER: CITY OF SANTEE		DRAFTED: AB
ADDRESS: 9860 PROSPECT AVENUE SANTEE, CA 92071		CHECKED: RH
		DATE PREPARED: 11/03/2016



**MEETING DATE** December 14, 2022

**ITEM TITLE** RESOLUTION APPOINTING TIM MCDERMOTT AS INTERIM SENIOR ACCOUNTANT DURING A RECRUITMENT FOR THE VACANT POSITION, AND ESTABLISHING AN EXCEPTION TO THE 180-DAY WAITING PERIOD

**DIRECTOR/DEPARTMENT** Heather Jennings, Finance 

**SUMMARY**

On November 28<sup>th</sup>, 2022, the Senior Accountant position became vacant. This position performs services which are critical to the continued operations of the City, including daily cash management, professional oversight of the accounting records, supervision, and assisting City departments with financial information as needed. The City is requesting to appoint an interim Senior Accountant during the recruitment, selection and employment of the permanent Senior Accountant.

The City has identified a candidate for consideration, on an interim basis, to appoint as Interim Senior Accountant. Tim McDermott retired as the Director of Finance after 22 years of service with the City of Santee. Government Code section 21221(h) allows the City to hire a retiree to fill a vacant position on an interim basis during the active recruitment for a permanent appointment. This Section requires that the appointment be made by the City Council to a position requiring specialized skills, be a one-time appointment, and that the employee does not exceed 960 hours worked in a fiscal year. Section 7522.56 imposes similar restrictions, consistent with Section 21221(h). Mr. McDermott has the specialized skill and background to serve in this position. The attached Employment Agreement complies with the terms for employment of a retired annuitant.

However, Mr. McDermott has been retired for less than six months (180 days) from the City. To employ a retiree before 180 days has passed since his or her retirement, the appointment must be necessary to fill the critically needed position by the date of employment. Mr. McDermott's employment by December 15, 2022, is critical because the Senior Accountant performs daily cash management and professional oversight of the accounting records for the City, which are essential to the continued functioning of the City's finances. Therefore a 180 day wait period exception resolution is required with approval from City Council

The attached Resolution will appoint Tim McDermott as the Interim Senior Accountant effective December 15, 2022, in compliance with Section 21221(h) including a 180-day wait period exception and approves the corresponding Employment Agreement.

**FINANCIAL STATEMENT**

Under the Employment Agreement, McDermott will be paid within the Senior Accountant range. This amount is dictated by Section 21221(h), as the rate must be within the range of the publicly approved rate of pay for the vacant position. No other benefits are permitted to be



provided. Funding for this position is included in the Finance Department's operating budget, and the employment will end when a permanent appointment is made.

**CITY ATTORNEY REVIEW**  N/A •  Completed

**RECOMMENDATION** *MDB*

Adopt a Resolution appointing Tim McDermott as Senior Accountant on an Interim Basis, establishing a 180-day wait period exception and approving Employment Agreement

**ATTACHMENTS**

1. Resolution
2. Employment Agreement

**RESOLUTION FOR EXCEPTION TO THE 180-DAY WAIT PERIOD  
GC sections 7522.56 & 21221(h)**

**WHEREAS**, in compliance with Government Code section 7522.56 the City of Santee must provide CalPERS this certification resolution when hiring a retiree before 180 days has passed since his or her retirement date; and

**WHEREAS**, Tim McDermott [CalPERS ID: 8098] retired from the City of Santee in the position of Finance Director, effective September 22, 2022; and

**WHEREAS**, section 7522.56 requires that post-retirement employment commence no earlier than 180 days after the retirement date, which is March 20, 2023 without this certification resolution; and

**WHEREAS**, section 7522.56 provides that this exception to the 180 day wait period shall not apply if the retiree accepts any retirement-related incentive; and

**WHEREAS**, the City Council, City of Santee and Tim McDermott certify that Tim McDermott has not and will not receive a Golden Handshake or any other retirement-related incentive; and

**WHEREAS**, an appointment under Gov. Code section 21221(h) requires the retiree is appointed into the interim appointment during recruitment for a permanent appointment; and

**WHEREAS**, the recruitment for the Senior Accountant was opened on November 10, 2022 and has been publicly posted; and

**WHEREAS**, the City Council, City of Santee hereby appoints Tim McDermott as an interim appointment retired annuitant to the vacant position of Senior Accountant for the City of Santee under Gov. Code section 21221(h), effective December 15, 2022; and

**WHEREAS**, this Gov. Code section 21221(h) appointment shall only be made once and therefore will end on the day immediately preceding the date on which the permanent replacement for the vacant position of Senior Accountant for the City of Santee commences his or her employment or, the date that this appointment is terminated by the City of Santee or Tim McDermott, if earlier; and

**WHEREAS**, the entire employment agreement, contract or appointment document between Tim McDermott and the City of Santee has been reviewed by this body and is attached herein; and

**WHEREAS**, no matters, issues, terms or conditions related to this employment and appointment have been or will be placed on a consent calendar; and

**WHEREAS**, the employment shall be limited to 960 hours per fiscal year for all CalPERS employers; and

**WHEREAS**, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties, divided by 173.333 to equal the hourly rate; and

**WHEREAS**, the maximum base salary for this position is \$8,275.20 and the hourly equivalent is \$51.72, and the minimum base salary for this position is \$6,808.00 and the hourly equivalent is \$42.55; and

**WHEREAS**, the hourly rate paid to Tim McDermott will be \$51.72; and

**WHEREAS**, Tim McDermott has not and will not receive any other benefit, incentive, compensation in lieu of benefit or other form of compensation in addition to this hourly pay rate; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Santee, California hereby certifies that nature of the appointment of Tim McDermott as described herein and detailed in the attached employment agreement/contract/appointment document and that this appointment is necessary to fill the critically needed position of Senior Accountant of the City of Santee by December 15, 2022 because this position performs duties which are essential to the on-going daily financial operations of the City and ensuring the continuing operation of the Finance Department such as daily cash management and professional oversight of the accounting records for the City, which are essential to the continued functioning of the City's finances.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14<sup>th</sup> day of December, 2022, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

---

**John W. Minto, MAYOR**

**ATTEST:**

---

**Annette Ortiz, CITY CLERK**



**Mayor**  
John W. Minto

**City Council**  
Ronn Hall  
Laura Koval  
Rob McNelis  
Dustin Trotter

## LIMITED TERM APPOINTMENT AGREEMENT DURING A VACANCY CALPERS RETIREE

Tim McDermott  
4633 Cajon Way  
San Diego, CA 92115

Dear Tim:

If accepted by you and approved by the City Council, this agreement represents the terms of your appointment as Interim Senior Accountant with the City of Santee ("City"). In light of your status as a CalPERS retiree, this is a limited-term appointment subject to the requirements set forth in this letter.

This agreement is made because the City has determined that your specialized skills in the areas of municipal finance and familiarity with the City of Santee's financial systems are necessary to perform the duties of Senior Accountant, on an interim basis. We have also determined that your employment will ensure the efficient continued operation of the City's Finance Department during the recruitment for a permanent Senior Accountant.

The terms of this agreement include:

- The term of your appointment will be from December 15, 2022, until the day immediately preceding the date on which the permanent replacement for the vacant position of Senior Accountant for the City of Santee commences his or her employment or, the date that this appointment is terminated by the City of Santee or you, if earlier. You are an at-will employee and can be terminated at any time, with or without notice or cause.
- Your rate of pay in the position will be an hourly rate of \$51.72.
- You will not receive any further payments or benefits other than the hourly rate unless required by state or federal law.
- Your hours **cannot exceed 960 hours** in a fiscal year (inclusive of all hours worked for any CalPERS employer).

The City and you make this agreement with the mutual understanding that the appointment complies with the requirements applicable to the employment of CalPERS retirees, as codified in Government Code sections 7522.56 and 21221(h). Specifically,



an appointment under Sections 7522.56 and 21221(h) is permissible if all of the following requirements are met:

- (1) The appointment is made by the City Council;
- (2) The appointment is to a vacant position during recruitment for a permanent appointment;
- (3) The appointment is either during an emergency to prevent stoppage of public business or because the retiree has specialized skills needed in performing the work;
- (4) The retiree is appointed to the vacant position no more than once;
- (5) The compensation received by the retiree is not more than the maximum nor less than the minimum monthly base salary paid to other employees performing comparable duties as listed on the City's publicly available pay schedule, reflected as an hourly rate by dividing the monthly base pay by 173.333;
- (6) The compensation paid to the retiree is limited to the hourly rate and no other benefits may be provided;
- (7) The total hours worked by the retiree in a fiscal year, for all CalPERS employers, cannot exceed 960 hours;
- (8) The retiree cannot have received unemployment insurance payments in the prior 12-month period arising from work performed as a retiree for any public employer; and
- (9) For any retirees with a retirement effective date on or after January 1, 2013, the appointment must occur at least 180 days following the date of retirement unless the employer certifies that the appointment is necessary to fill a critically needed position before 180 days have expired and the governing body approves the appointment in a public meeting.

With respect to the requirement at (1), your appointment to the position of Interim Senior Accountant will not be effective unless and until it is approved by resolution of the City Council.

In addition, the City, in good faith, has determined that your appointment meets (2) – (7) of the foregoing requirements as follows:

- (2) If approved, your appointment will be to the vacant Senior Accountant position during the City's recruitment for a permanent appointment;
- (3) This appointment is made because you possess the specialized skills, as identified in the first paragraph of this agreement, necessary for the purpose of the appointment and your employment will ensure the efficient continued operation of the City's Finance Department during the recruitment which is a critical role for the City to continue to provide public services.
- (4) If approved, the appointment will be a one-time appointment and will not be renewed.

- (5) The compensation you will receive is no more than the maximum nor less than the minimum monthly base salary paid to other employees performing comparable duties as listed on the City's publicly available pay schedule divided by 173.333 to determine an hourly rate.
- (6) Your compensation consists of the hourly rate only; no further benefits will be provided.
- (7) Your hours will not exceed 960 hours in a fiscal year.

By executing this agreement, you are also, in good faith, determining that your appointment meets each of the foregoing requirements, including the unemployment insurance requirement noted at (8) above. That is, while the City is not in a position to do so, by signing the acknowledgment at the conclusion of this agreement you are certifying that you have not received unemployment insurance payments within the past 12 months arising from work performed as a retiree for any public employer. Further, by signing this agreement, the City of Santee is confirming that the 180 day waiting period described in (9) above will be waived by action of Council because the appointment is necessary to fill a critically needed position before 180 days have expired.

Notwithstanding (7) above, the City has no way of monitoring the hours that you work for another CalPERS employer. As such, it is your responsibility to ensure that the total hours worked for the City and any other CalPERS employer do not exceed 960 hours during the fiscal year. You understand that you cannot work more than 960 hours for all CalPERS employers this fiscal year. You agree to notify the City if you come within 40 hours of the cap.

There is no right to continued public employment expressed by this agreement. All limited-term appointments are subject to the business necessity of the City and are at-will; therefore, the appointment may end with or without cause or advance notice.

**This agreement is not effective until approved by the City Council, your appointment certified by Council as necessary to fill a critically needed position before 180 days have expired, and your appointment made by the Council, after consideration at its Council meeting on December 14<sup>th</sup>, 2022.**

If you have additional questions or comments feel free to contact me directly.

Sincerely,

Marlene Best  
City Manager

**Acknowledgment:**

I, Tim McDermott, agree to this Temporary Limited-Term Employment Agreement During a Vacancy (CalPERS Retiree), and hereby warrant that I understand and agree with all of the terms and conditions of employment as set forth in this Agreement. Further, I hereby certify to the City of Santee that I have not received unemployment insurance payments within the past 12 months arising from work performed as a retiree for any public employer.

**BY EMPLOYEE:**

\_\_\_\_\_  
Tim McDermott

\_\_\_\_\_  
Date

**BY CITY:**

\_\_\_\_\_  
Marlene D. Best, City Manager

\_\_\_\_\_  
Date

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Shawn Hagerty, City Attorney

\_\_\_\_\_  
Date

**MEETING DATE** December 14, 2022

**ITEM TITLE** APPOINTMENT OF BOARDS, COMMISSIONS AND COMMITTEES  
REPRESENTATIVES FOR COUNCIL AND CITIZEN COMMITTEES

**DIRECTOR/DEPARTMENT** John W. Minto, Mayor

**SUMMARY**

The terms for all Council and Citizen Committees are expiring. Representatives need to be reappointed or appointed for the 2023 calendar year. Policy LPM 2018-1 authorizes the City Council to make appointments to the City's committees.

Mayor Minto will call for a vote on his recommendation for each Committee and direct the City Clerk to send notices of updates to each organization. The new terms will begin on January 1, 2023 and expire on staggering terms of January 22, 2025 and January 28, 2026.

**FINANCIAL STATEMENT**

None.

**CITY ATTORNEY REVIEW**  N/A •  Completed

**RECOMMENDATION** *msb*

Take action on the Mayor's recommendation to the City's Boards, Commissions and Committees appointments.

**ATTACHMENT**

Proposed Local Appointment List

CITY OF SANTEE – LOCAL APPOINTMENT LIST  
BOARDS, COMMISSIONS AND COMMITTEES  
 (December 2022)

**Council Committees**

**CITY COUNCIL & SANTEE ELEMENTARY SCHOOL DISTRICT CONFERENCE COMMITTEE**

*Qualifications: Member of the City Council or School Board; terms are annual*

	Appointed	Current Term Expiration
Representative – Council Member Rob McNelis	12/14/22	01/22/25
Representative – Council Member Dustin Trotter	12/14/22	01/22/25

**EAST COUNTY ECONOMIC DEVELOPMENT COUNCIL**

*Qualifications: Member of the City Council; terms are annual*

	Appointed	Current Term Expiration
Representative – Council Member Dustin Trotter	12/14/22	01/22/25
Alternate – Vice Mayor Ronn Hall	12/14/22	01/22/25

**GOODAN RANCH POLICY COMMITTEE**

*Qualifications: Three elected representatives from the County of San Diego, City of Poway and City of Santee; terms are annual*

	Appointed	Current Term Expiration
Representative – Council Member Dustin Trotter	12/14/22	01/22/25
Alternate – Council Member Rob McNelis	12/14/22	01/22/25

**HEARTLAND COMMUNICATIONS FACILITY COMMISSION\***

*Each public agency which is a party to this agreement has one seat on the Commission. The cities of El Cajon, Lemon Grove, Santee, and La Mesa, and the Alpine, Bostonia, Lakeside and San Miguel Fire Protection Districts jointly equip, maintain, operate and staff a facility, thereby providing emergency services of receiving and dispatching calls to said public agencies; term is per appointing agency*

	Appointed	Current Term Expiration
Representative – Council Member Laura Koval	12/14/22	01/22/25
Alternate – Council Member Rob McNelis	12/14/22	01/22/25

*\*Stipend Received*

**HEARTLAND FIRE TRAINING FACILITY AUTHORITY COMMISSION\***

*Qualifications: Agency member Heartland Fire Training Facility Authority; term is per appointing agency*

	Appointed	Current Term Expiration
Representative – Council Member Rob McNelis	12/14/22	01/22/25
Alternate – Vice Mayor Ronn Hall	12/14/22	01/22/25

*\*Stipend Received*



LOCAL APPOINTMENTS LIST, REVISED DECEMBER 2022

**LEAGUE OF CALIFORNIA CITIES\***

*Qualifications: Member of the City Council; terms are annual.*

	Appointed	Current Term Expiration
Representative – Mayor John W. Minto	12/14/22	01/22/25
Alternate – Vice Mayor Ronn Hall	12/14/22	01/22/25

*\*Any Council Member may choose to attend any individual event*

**MISSION TRAILS REGIONAL PARK TASK FORCE**

*Qualifications: Member of City Council; terms are annual*

	Appointed	Current Term Expiration
Representative – Council Member Dustin Trotter	12/14/22	01/22/25
Alternate – Council Member Rob McNelis	12/14/22	01/22/25

**SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) Board of Directors\***

*Qualifications: Member of the City Council; terms are annual*

	Appointed	Current Term Expiration
Representative – Mayor John W. Minto	12/14/22	01/22/25
Alternate – Council Member Laura Koval	12/14/22	01/22/25
2 <sup>nd</sup> Alternate – Vice Mayor Ronn Hall	12/14/22	01/22/25

*\*Stipend Received*

**SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS)\***

*Qualifications: Member of the City Council; terms are annual.*

	Appointed	Current Term Expiration
Representative – Vice Mayor Ronn Hall	12/14/22	01/22/25
Alternate – Council Member Laura Koval	12/14/22	01/22/25

*\*Stipend Received*

**SAN DIEGO RIVER CONSERVANCY BOARD**

*Qualifications: Member of the City Council; terms are annual.*

	Appointed	Current Term Expiration
Representative – Council Member Dustin Trotter	12/14/22	01/22/25

**SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY (SLEMSA)**

*Qualifications: Member of the City Council; term is per appointing agency.*

	Appointed	Current Term Expiration
Representative – Council Member Laura Koval	12/14/22	01/22/25
Representative – Vice Mayor Ronn Hall	12/14/22	01/22/25
Alternate – Mayor John W. Minto	12/14/22	01/22/25

LOCAL APPOINTMENTS LIST, REVISED DECEMBER 2022

**CITIZEN COMMITTEES**

<b><u>CITIZENS ADVISORY COMMITTEE FOR MISSION TRAILS REGIONAL PARK</u></b>			<b><u>DISTRICT</u></b>
<i>Qualifications: City of Santee resident; terms are annual</i>			
	Appointed	Current Term Expiration	
Representative – Gary Strawn	12/14/22	01/22/25	<b>4</b>

<b><u>COMMUNITY ORIENTED POLICING COMMITTEE</u></b>			<b><u>DISTRICT</u></b>
<i>Requirements: Members are set forth by Council and include a City Council Member, City Manager, Santee Sheriff's Station Commander, representatives from the Santee School District, Grossmont Union High School District, Chamber of Commerce, Santee Collaborative Institute for Public Strategies, Santee Solutions Coalition, 2 Citizens-At-Large, Dr. Mark Foreman, Ph.D, Linda Roach and Nathan Wentz; term limits are at the pleasure of the legislative body.</i>			
	Appointed	Current Term Expiration	
Representative – John Minto, Mayor	12/14/22	01/22/25	
Citizen-At-Large – Denette McLagan	12/14/22	01/22/25	<b>3</b>
Citizen-At-Large – Mike Aiken	12/14/22	01/22/25	<b>2</b>

<b><u>GILLESPIE FIELD DEVELOPMENT COUNCIL</u></b>			<b><u>DISTRICT</u></b>
<i>Qualifications: Expertise and experience in real estate, finance, industrial development or aviation, and have a demonstrated interest in the economic viability of Gillespie Field; term is four years</i>			
	Appointed	Current Term Expiration	
Representative – James Sly	12/14/22	01/22/25	<b>4</b>

<b><u>MANUFACTURED HOME FAIR PRACTICES COMMISSION*</u></b>			<b><u>DISTRICT</u></b>
<i>Qualifications: The Commission consists of five regular members and all members must be resident electors and are appointed by the Mayor, with the approval of the City Council. Term: Each regular member shall be appointed to serve a two-year term and shall hold office until a new member has been duly appointed.</i>			
	Appointed	Current Term Expiration	
Commissioner D'Arcy Granbois	12/14/22	01/28/26	<b>2</b>
Commissioner Edward Vandiver	12/14/22	01/28/26	<b>2</b>
Commissioner Keshav Damoor	12/14/22	01/22/25	<b>4</b>
Commissioner Lili Patch	12/14/22	01/22/25	<b>2</b>
Commissioner Linda Dochterman	12/14/22	01/22/25	<b>4</b>

*\*Stipend Received*



LOCAL APPOINTMENTS LIST, REVISED DECEMBER 2022

<b><u>SALARY SETTING ADVISORY COMMITTEE</u></b>			
<i>Regular biennial meetings are held on odd-numbered years. Appointments are made by the Mayor, with the approval of the City Council; terms are at the pleasure of the legislative body.</i>			
			<b><u>DISTRICT</u></b>
	Appointed	Current Term Expiration	
John Smith	12/14/22	01/22/25	<b>1</b>
Justin Schlaefli	12/14/22	01/28/26	<b>2</b>
Karen Bisignano	12/14/22	01/22/25	<b>2</b>
Keshav Damoor	12/14/22	01/22/25	<b>4</b>
Lili Patch	12/14/22	01/28/26	<b>2</b>
Robert Dean Velasco	12/14/22	01/28/26	<b>4</b>
Warren Savage	12/14/22	01/22/25	<b>4</b>

<b><u>SANTEE PARK AND RECREATION COMMITTEE (SPARC)</u></b>			
<i>Resident appointments to the SPARC are made by the Mayor, with the approval of the City Council. Term is at the pleasure of the legislative body.</i>			
			<b><u>DISTRICT</u></b>
	Appointed	Current Term Expiration	
Alan Tuthill	12/14/22	01/22/25	<b>1</b>
Anita Bautista	12/14/22	01/22/25	<b>1</b>
Cyndy Carlton	12/14/22	01/28/26	<b>1</b>
Dan Bickford	12/14/22	01/28/26	<b>3</b>
Kathleen Pishny	12/14/22	01/28/26	<b>3</b>
Ken Fox	12/14/22	01/22/25	<b>2</b>
Lynda Marrokal	12/14/22	01/22/25	<b>3</b>
Michelle Dressler	12/14/22	01/22/25	<b>3</b>
Robert Dean Velasco	12/14/22	01/28/26	<b>4</b>
Ryan McCarthy	12/14/22	01/28/26	<b>4</b>
Stephanie Price	12/14/22	01/22/25	<b>2</b>

**MEETING DATE** December 14, 2022

**ITEM TITLE** SELECTION OF MAYOR PRO TEMPORE (VICE MAYOR)

**DIRECTOR/DEPARTMENT** John Minto, Mayor

**SUMMARY**

The current Vice Mayor, Ronn Hall, will finish a one-year term as Vice Mayor on December 14, 2022. In accordance with City Council Policy 2019-1, Section 5, the office of Vice Mayor annually rotates by Council District to the next eligible Council Member. To be eligible for appointment as Vice Mayor, a council member must have served at least one year of his or her current term on the Council. This appointment is made during the December regular meeting. Council Member Koval, District 3, is eligible for selection as the next Vice Mayor.

Section 5 of Policy 2019-1 is attached. Please note that the year listed in the left-hand column of the chart in subsection 5.2 is the year in which the Vice Mayor is appointed, meaning the relevant year for this appointment is 2022.

**FINANCIAL STATEMENT**

There is no expected financial impact from this action.

**CITY ATTORNEY REVIEW**  N/A •  Completed

**RECOMMENDATION** *MSB*

Select the next Vice Mayor for the term beginning December 14, 2022.

**ATTACHMENT**

Section 5 of Policy 2019-1



the matter, unless an exception applies. The interested individual shall openly state that he or she is abstaining because of a disqualifying financial or other conflict of interest. The Mayor or any Council Member who is disqualified due to a financial interest shall publicly identify the financial interest in detail sufficient to be understood by the public except that disclosure of the exact street address of a residence is not required. A Council Member who is disqualified by a conflict of interest in any matter shall not remain in the room during the discussion and vote on such matter unless the matter has been placed on the consent agenda. In that case, the Council Member must identify the conflict and abstain from voting on the consent calendar, but may remain in the room while the consent calendar is voted upon. (2 Cal. Code Regs. § 18707(a)(3)(A).)

## 5. Appointment of Vice Mayor

- 5.1 The Vice Mayor is appointed by the City Council for a one-year term. The Vice Mayor is appointed in December at the Regular Meeting or the meeting at which the declaration of the election results for a general municipal election is made, whichever occurs first. (See Gov. Code § 36801.) To be eligible for appointment as Vice Mayor, a Council Member must have served at least one year of his or her current term on the Council. The office of Vice Mayor shall annually rotate by Council District to the next eligible Council Member.
- 5.2 The Vice Mayor position shall be filled in accordance with the following rotation, beginning in December 2019:

<i>2019</i>	<i>District 3</i>
<i>2020</i>	<i>District 1</i>
<i>2021</i>	<i>District 2</i>
<i>2022</i>	<i>District 3</i>
<i>2023</i>	<i>District 4</i>
<i>2024</i>	<i>District 1</i>
<i>2025</i>	<i>District 2</i>
<i>2026</i>	<i>District 3</i>
<i>2027</i>	<i>District 4</i>

## 6. Roles of Mayor and Vice Mayor

- 6.1 The Mayor shall act as the primary spokesperson and official representative of the City Council, unless such responsibility is delegated by the Mayor, or otherwise assigned by a majority of the City Council.
- 6.2 The Mayor shall preside at all Regular, Adjourned Regular, Special and Emergency Meetings of the City Council, including joint meetings with commissions and committees and closed sessions.

**MEETING DATE** December 14, 2022

**ITEM TITLE** ADMINISTRATION OF OATH OF OFFICE FOR MEMBER OF THE CITY COUNCIL DISTRICT 1 AND MEMBER OF THE CITY COUNCIL DISTRICT 2

**DIRECTOR/DEPARTMENT** Annette Ortiz, CMC, City Clerk

**SUMMARY**

On August 24, 2022, the City Council voted in favor of appointing incumbents Rob McNelis to the Office of Member of the City Council for District 1 and Ronn Hall to the Office of Member of the City Council for District 2, due to the lack of eligible nominees for the November 8, 2022, General Municipal Election.

Cal Const. Art XX § 3 provides that all public officers must take an oath before they enter upon the duties of their respective offices. It is the City Clerk's responsibility to administer the Oath of Office. The Clerk will perform the official Oath of Office.

A ceremonial oath was conducted on Wednesday, August 24, 2022 to appoint the Council Members into their respective seats. The official Oath of Office will now be conducted now that the November 8, 2022, General Municipal Election has been concluded and the results have been officially certified.

**FINANCIAL STATEMENT** *xy*  
None

**CITY ATTORNEY REVIEW**  N/A •  Completed

**RECOMMENDATION** *MRB*  
The newly appointed Council Members for District 1 and 2 will participate in the administration of the Oath of Office.

**ATTACHMENT**  
Resolution 111-2022





**RESOLUTION NO. 111-2022**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
APPOINTING ROB MCNELIS TO THE OFFICE OF MEMBER OF THE CITY  
COUNCIL, DISTRICT 1 AND APPOINTING RONN HALL TO THE OFFICE OF  
MEMBER OF THE CITY COUNCIL, DISTRICT 2**

**WHEREAS**, on June 8, 2022, the City Council of the City of Santee ("City") called a General Municipal Election to be held in this City on Tuesday, November 8, 2022, for the purpose of electing one Member of the City Council for District 1 and one Member of the City Council for District 2; and

**WHEREAS**, at the close of the nomination period on August 12, 2022, 5:00 p.m., there are not more candidates than offices to be elected and the one person nominated and qualified for the office of Member of the City Council, District 1 is Rob McNelis, the incumbent, and the one person nominated and qualified for the office of Member of the City Council, District 2 is Ronn Hall, the incumbent; and

**WHEREAS**, a notice of these facts was published on August 17, 2022, in the San Diego Union-Tribune, a newspaper of general circulation in the City pursuant to Section 6061 of the Government Code; and

**WHEREAS**, Election Code Section 10229 allows one of the following courses of action to be taken by the City:

1. Appoint to the office the person who has been nominated.
2. Appoint to the office any eligible voter if no one has been nominated.
3. Hold the election if either no one or only one person has been nominated.

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

**SECTION 1.** That pursuant to the requirements of California Elections Code Section 10229, the following persons are hereby appointed to the office for which they were nominated for the following terms:

<u>Name</u>	<u>Office</u>	<u>Term</u>
Rob McNelis	Member of the City Council, District 1	Four Years
Ronn Hall	Member of the City Council, District 2	Four Years

**SECTION 2.** The persons appointed by this Resolution shall qualify and take office and serve exactly as if elected at the municipal election for the office.

**SECTION 3.** By adopting this Resolution and making the appointments in Section 1 above, the General Municipal Election for the City of Santee, to be held on November 8, 2022, is hereby canceled.

**RESOLUTION NO. 111-2022**

**SECTION 4.** The City Clerk is hereby directed to file certified copies of this Resolution with the Board of Supervisors and the Registrar of Voters of the County of San Diego and post in the City's designated posting places.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 24<sup>th</sup> day of August, 2022, by the following roll call vote to wit:

**AYES: HALL, KOVAL, MCNELIS, MINTO, TROTTER**

**NOES: NONE**

**ABSENT: NONE**

**APPROVED:**

**/s/ John W. Minto**  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

**/s/ Annette Ortiz**  
**ANNETTE ORTIZ, CMC, CITY CLERK**