



**City Council**  
Mayor John W. Minto  
Vice Mayor Laura Koval  
Council Member Ronn Hall  
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, August 9, 2023**

**6:30 p.m.**

**Council Chambers | Building 2**

**10601 Magnolia Ave • Santee, CA 92071**

### TO WATCH LIVE:

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

[www.cityofsanteeca.gov](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 Laura Koval – District 3  
Council Member Rob McNelis – District 1  
Council Member Ronn Hall – District 2  
Council Member Dustin Trotter – District 4

**LEGISLATIVE INVOCATION:** World Mission Society Church of God – Missionary Matthew Jo

**PLEDGE OF ALLEGIANCE**

**RECOGNITION:** World Mission Society Church of God for Forester Creek Clean-Up Event

**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 Meeting Minutes of the Santee City Council for the May 10, May 24, June 14, and June 28, 2023, Regular Meetings, and the May 10, and June 14, 2023, Special Meetings. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (4) **Approval of the Expenditure of \$65,009.00 for June 2023 Legal Services. (Finance – Jennings)**
- (5) **Adoption of a Resolution Accepting the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz)**
- (6) **Adoption of a Resolution Authorizing the Submittal of a Grant Application to the Federal Infrastructure for Rebuilding America (INFRA) Program for State Route 52 (SR-52) Improvements. (Engineering – Schmitz)**
- (7) **Adoption of a Resolution Accepting the Public Improvements for Cuyamaca Service Station Project (P2017-02, IP2019-03, G-1329) as Complete. Location: 8617 Cuyamaca Street. (Engineering – Schmitz)**



- (8) **Adoption of a Resolution Authorizing the Agreement Between the City of Santee and the Lakeside Fire Protection District for Nurse Coordinator Cost Sharing in Connection with the Santee-Lakeside Emergency Medical Services Authority (SLEMSA). (Fire – Matsushita)**
- (9) **Adoption of a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Jet Advertising, LLC, to Design and Build a New Custom Website for the City of Santee. (City Manager – Best)**

#### 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:

- (10) **Resolution Approving the Annual Levy of a Special Tax Within the CSA 69 Reorganization Boundary for FY 2023-2024 and Collection on the Property Tax Roll. (Finance – Jennings)**

Recommendation:

Adopt the Resolution approving the annual levy of a special tax within its territory within the CSA 69 Reorganization Boundary for 2023-24 and collection on the property tax roll.

- (11) **Public Hearing for Development Review Permit DR2022-5 for a Three-Story Apartment Complex Consisting of 54 Units and Related Site Improvements on a 2.45-Acre Vacant Lot Located at 701 Park Center Drive (APN 384-032-07 & 08) in the Town Center Specific Plan Area with a Medium-High Density Residential (R-14) Land Use Designation and Finding the Project Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to the Class 32 Infill Exemption. (Applicant: Westmark Partners, LP). (Planning and Building – Coyne)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Find Development Review Permit DR2022-5 Categorically Exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
3. Approve Development Review Permit DR2022-5 per the Resolution.



**NEW BUSINESS:**

- (12) Resolution Receiving the 2023 City of Santee Development Impact Fee Report and Making Certain Findings Based on that Report Pursuant to the Santee Municipal Code and the California Government Code. (Finance – Jennings)**

Recommendation:

Adopt the Resolution receiving the 2023 City of Santee Development Impact Fee Report and making certain findings based on that Report pursuant to the Santee Municipal Code and the California Government Code.

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

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

**CITY COUNCIL REPORTS:**

**CITY MANAGER REPORTS:**

**CITY ATTORNEY REPORTS:**

**CLOSED SESSION:**

- (13) Conference with Labor Negotiators**  
(Gov. Code Section 54957.6)  
City Designated Representative: City Manager  
Employee Organization: Santee Firefighters Association
- (14) Conference with Legal Counsel—Existing Litigation**  
(Gov. Code section 54956.9)  
Name of Case: *City of Santee v. Orkin, Inc., et al.*  
Case Number: San Diego Superior Court Case No. 37-2022-00023668-CU-EI-CTL

**ADJOURNMENT:**





BOARDS, COMMISSIONS & COMMITTEES
AUGUST & SEPTEMBER MEETINGS

Table with 4 columns: Date, Meeting Name, and Location. Rows include SPARC, Council Meeting, and Community Oriented Policing Committee for both August and September.

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

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

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132).



**MEETING DATE** August 9, 2023

**ITEM TITLE** RECOGNITION: WORLD MISSION SOCIETY CHURCH OF GOD FOR FORESTER CREEK CLEAN-UP EVENT

**DIRECTOR/DEPARTMENT** John W. Minto, Mayor

**SUMMARY** The World Mission Society Church of God coordinates and carries out multiple community events each year, including food drives, blood drives, sock drives, disaster relief, large-scale clean-up events and more. Its most recent clean-up event was held on April 30, 2023, in Forester Creek. Approximately 200 church members volunteered that day and worked very hard to clean up a great amount of trash and debris from the riverbed.

A Certificate of Recognition has been prepared in recognition of this invaluable effort and will be accepted by members of the World Mission Society Church of God.

**FINANCIAL STATEMENT**

N/A

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

**RECOMMENDATION**

Present certificate to representative of the World Mission Society Church of God.

**ATTACHMENT**

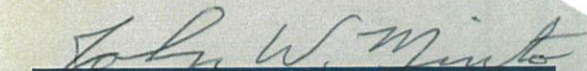
Certificate of Recognition

# City of Santee Certificate of Recognition

*presented to*

## World Mission Society Church of God

*The City of Santee wishes to thank Church members for holding a large volunteer clean-up event at Forester Creek. Your hard work was a tremendous help, improving our environment as well as the natural habitat for local wildlife.*

  
Mayor John W. Minto

August 9, 2023



**MEETING DATE** August 9, 2023

**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** August 9, 2023

**ITEM TITLE** APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE MAY 10, MAY 24, JUNE 14, AND JUNE 28, 2023, REGULAR MEETINGS, AND THE MAY 10, AND JUNE 14, 2023, SPECIAL MEETINGS

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



**SUMMARY**

Submitted for your consideration and approval are the minutes of the above meetings.

**FINANCIAL STATEMENT**

N/A

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION**

Approve Minutes as presented.

**ATTACHMENT**

Regular Meeting Minutes

- May 10, 2023
- May 24, 2023
- June 14, 2023
- June 28, 2023

Special Meeting Minutes

- May 10, 2023
- June 24, 2023

# DRAFT

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
May 10, 2023**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

**ROLL CALL:** Present: Mayor John W. Minto, Vice Mayor Laura Koval and Council Members Ronn Hall, Rob McNelis and Dustin Trotter – 5

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty, and City Clerk Annette Ortiz

**INVOCATION** was given by Cornerstone Transitional Housing, Pastor John Simon

**PLEDGE OF ALLEGIANCE** was led by Captain Michael McNeill.

**PROCLAMATION:** Proclaiming April 30 – May 6, 2023, as National Small Business Week

Mayor Minto presented the Proclamation to James Sly, CEO of the East County Economic Development Council. Vice Mayor Koval Presented the Certificate to Ku'uipo Lawler brewery founder of Pacific Islander Beer Company (PIB).

**CONSENT CALENDAR:**

The City Clerk requested Item 1, 2, 3, 4 and 11 to be pulled for discussion.

- (1) **Item Pulled for Discussion.**
- (2) **Item Pulled for Discussion.**
- (3) **Item Pulled for Discussion.**
- (4) **Item Pulled for Discussion.**
- (5) **Adoption of a Resolution Awarding the Construction Contract for the Citywide Crack Sealing Program 2023 (CIP 2023-04) Project, Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Section 15301(c). (Engineering – Schmitz) (Reso 047-2023)**

- (6) Adoption of a Resolution Authorizing the Installation of a Loading Zone (White Zone) at 10580 Prospect Avenue for Passenger Drop-Off and Pick-Up and Finding the Action Categorically Exempt from the California Environmental Quality Act (“CEQA”) per Section 15301 of the CEQA Guidelines. (Engineering – Schmitz) **(Reso 048-2023)**
- (7) Adoption of a Resolution Awarding the Citywide Streetlight Maintenance Contract to Southwest Signal Services, Inc., Authorizing Change Orders for Fiscal Year 2023-24, and Approving a Categorical Exemption Pursuant to the Guidelines of the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz) **(Reso 049-2023)**
- (8) Adoption of a Resolution Accepting the Public Improvements for the Riverview Subdivision Project (TM2018-01) as Complete and Finding this Acceptance is not a California Environmental Quality Act (“CEQA”) Project. Location: North of Town Center and West of Riverview Parkway in the Town Center Specific Plan Area. (Engineering – Schmitz) **(Reso 050-2023)**
- (9) Authorize the Award of a Contract for Audio Visual Services to ETS Productions, Inc. and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Community Services – Chavez)
- (10) Adoption of a Resolution Rejecting a Bid Protest Received, Waiving One Immaterial Deviation in the Low Bid, Authorizing the Award of a Contract for Electrical Repairs and Related Maintenance to Advanced Railway Innovations DBA Advanced Electrical Innovations per RFB #23/24-20067, and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Community Services – Chavez) **(Reso 051-2023)**
- (11) Item Pulled for Discussion.

**ACTION:** Council Member McNelis moved approval of the Consent Calendar and Agenda as amended.

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

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Clerk – Ortiz)

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Council Member McNelis moved approval of staff recommendation.

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

- (2) **Approval of Meeting Minutes of the Santee City Council for the February 22, March 8, March 22, April 12, 2023, Regular Meetings, the April 25, 2023, Special Meeting and the April 26, 2023, Regular Meeting; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (City Clerk – Ortiz)**

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Council Member McNelis moved approval of staff recommendation.

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

- (3) **Approval of Payment of Demands; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Finance – Jennings)**

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Vice Mayor Koval moved approval of staff recommendation.

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

- (4) **Adoption of a Resolution Adopting the First Amendment to the Santee-Lakeside Emergency Medical Services Authority (SLEMSA) Joint Exercise of Power Agreement and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Fire – Matsushita) (Reso 046-2023)**

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Vice Mayor Koval moved approval of staff recommendation.

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

- (11) **Adoption of a Resolution Authorizing the Community Services Director or Designee to Create and Implement a “Parks Outdoor Athletic Field and Court Advertising Program,” and a Policy to Govern Such Program; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Community Services – Chavez) (Reso 052-2023)**

**PUBLIC SPEAKERS:**

- Truth
- Dan Bickford

**ACTION:** Vice Mayor Koval moved approval of staff recommendation.

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

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

- (A) Nanette Burrell spoke about Santee United Methodist Church and the upcoming Santee Pride Walk on June 10, 2023.
- (B) Janet Garvin spoke about the upcoming event Santee Pride Walk sponsored by the United Methodist Church.
- (C) Ryn Corbeil (Rin Corbay) expressed concerns for the educational bans on books and curriculum pertaining to lesbian, gay, bisexual, transgender, queer or questioning persons (LGBTQ) in our schools and communities.
- (D) Truth spoke regarding SANDAG and the current events involving the YMCA.
- (E) Lynda Marrokal spoke regarding her support of the City Council and the community, as well as the specific needs of the City for future growth.

**PUBLIC HEARING:**

- (12) **Public Hearing and Introduction and First Reading of an Ordinance Amending Santee Municipal Code (“SMC”) Title 13, “Zoning” (Case File: ZA2023-1), and Introduction and First Reading of an Ordinance Amending SMC Title 1 “General Provisions,” Title 2, “Administration and Personnel,” Title 3, “Purchasing,” Title 4, “Business Licenses, Taxes and Regulations,” Title 5, “Health and Safety,” Title 8, “Streets, Sidewalks and Public Property,” Title 9, “Public Services,” Title 10, “Vehicles and Traffic,” Title 11, “Buildings and Construction,” and Title 12, “Subdivision of Land, Development Fees, and Dedications” and Finding that the Action is Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”). (City Attorney – Hagerty)**

The Public Hearing was opened at 7:15 p.m. The City Attorney introduced the Item, and the Assistant City Attorney provided a PowerPoint presentation and responded to Council

questions with the assistance of the City Attorney, Senior Planner, Finance Director, Engineering Director and Principal Planner.

**PUBLIC SPEAKERS:**

- Truth
- Nicholas Zoree

**FAILED MOTION:** Council Member Hall moved to approve the staff recommendation with removal of the commercial tattooing section in Title 13, requesting that Title 13 be brought back at a later date.

The motion failed for lack of a second.

Council Member Trotter stated that he believed that the commercial tattooing section in Title 13 is a policy change and not a Municipal Code update.

The City Attorney provided additional information for clarification in relation to the proposed commercial tattooing changes.

Council Member McNelis requested changes to the food truck section of Chapter 13 of the code.

Vice Mayor Koval spoke regarding Title 3 and how low the spending thresholds are for the City Manager and staff to be able to conduct City business effectively.

**MOTION:** Council Member McNelis moved approval of staff recommendation. Council Member Trotter seconded the motion.

**AMENDMENT:** Under discussion, Council Member Trotter requested a friendly amendment to Title 3 purchasing changes to increase the following authority levels to; \$50,000.00 for City Manager; \$25,000.00 for Department Director approval and \$25,000.00 to service professionals. Council Member McNelis accepted the friendly amendment.

**ACTION:** The Motion carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: No; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 1.

The Public Hearing was closed at 8:02 p.m.

**CONTINUED BUSINESS:**

- (13) **Update on the Santee Community Center (CIP 2018-31) Project and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Community Services/Engineering – Chavez/Schmitz)**

The Engineering Director introduced the Item and James Krueger with HMC Architects,

and the Principal Civil Engineer, provided a PowerPoint presentation and responded to Council questions with assistance from the City Manager and Community Services Director.

**PUBLIC SPEAKERS:**

- Michael Ranson
- Truth
- Lynda Marrokal
- Dan Bickford

The council received the report and provided feedback to staff.

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

None.

**CITY COUNCIL REPORTS:**

Vice Mayor Koval spoke about SLEMSA and SANDAG borders meetings.

Council Member Trotter spoke about the various meetings he attended.

Council Member McNelis announced it was Council Member Trotters birthday and lead the room in a Happy Birthday song.

**CITY MANAGER REPORTS:**

The City Manager announced Friday Nights Live which runs May 19, 2023, through June 9, 2023, at Santee Trolley Square from 5:30 p.m. to 7:00 p.m.; she also announced Santee Summer Concerts will be begin on Thursdays at Town Center Park.

**CITY ATTORNEY REPORTS:**

None.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:50 p.m.

Date Approved:

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Annette Fagan Ortiz, CMC, City Clerk

# DRAFT

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
May 24, 2023**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:31 p.m.

**ROLL CALL:** Present: Mayor John W. Minto and Council Members Ronn Hall, Rob McNelis and Dustin Trotter – 4. Absent: Vice Mayor Laura Koval – 1.

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty, and City Clerk Annette Ortiz

**INVOCATION** was given by Pastor James Huenink, First Lutheran Church of El Cajon

**PLEDGE OF ALLEGIANCE** was led by Girl Scout Troop 5400.

**PROCLAMATION:** Proclamation of the City Council Declaring May 21-27, 2023, as Public Works Week in the City of Santee

Mayor Minto presented the Proclamation to the Parks and Landscape Supervisor along with other Public Services Division staff.

**RECOGNITION:** Presentation of a Certificate of Recognition to Girl Scout Troop 5400 for their Planting of a Butterfly Pollinator Garden at the City of Santee Operations Center.

Council Member Trotter presented the Certificate to Girl Scout Troop 5400.

**PRESENTATION:** San Diego County Fair 2023

Tristan Hallman, Chief Communications Officer, Del Mar Fairgrounds, provided a PowerPoint presentation and responded to Council questions.

**CONSENT CALENDAR:**

- (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 \$76,743.60 for April 2023 Legal Services. (Finance – Jennings)**



- (4) Adoption of a Resolution Acknowledging Receipt of a Report Made by the Fire Chief in Accordance with Section 13146.4 of the California Health and Safety Code (Annual Fire Inspection Compliance Report). (Fire – Matsushita) [\(Reso 053-2023\)](#)
- (5) Adoption of Resolutions Approving the Engineer’s Report and Declaring the City Council’s Intention to Levy Assessments and Setting a Public Hearing for the FY 2023-24 Santee Roadway Lighting District Annual Levy of Assessments. (Finance – Jennings) [\(Reso 054-2023 and 055-2023\)](#)
- (6) Adoption of Resolutions Approving the Engineer’s Report, and Declaring the City Council’s Intention to Levy Assessments and Setting a Public Hearing for the FY 2023-24 Santee Landscape Maintenance District Annual Levy of Assessments. (Finance – Jennings) [\(Reso 056-2023 and 057-2023\)](#)
- (7) Adoption of Resolutions Approving the Engineer’s Report and Declaring the City Council’s Intention to Levy Assessments and Setting a Public Hearing for the FY 2023-24 Town Center Landscape Maintenance District Annual Levy of Assessments. (Finance – Jennings) [\(Reso 058-2023 and 059-2023\)](#)
- (8) Adoption of a Resolution Awarding a Professional Services Agreement to Harris & Associates, Inc. for the Preparation of a Comprehensive Development Impact Fee Study per RFP #22/23-40029 and Finding the Agreement Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to State CEQA Guidelines Sections 15262 and 15306. (Finance – Jennings) [\(Reso 060-2023\)](#)
- (9) Adoption of a Resolution Adopting a List of Projects for Fiscal Year 2023-24 Funded by Senate Bill 1: The Road Repair and Accountability Act of 2017. (Engineering – Schmitz) [\(Reso 061-2023\)](#)
- (10) Adoption of a Resolution for Specified Grant Funds from Budget Act 2022/23, AB179, Chapter 249, Control Section 19.56, Item 3790-101-0001(K) Other Community Services, (16) \$4,500,000.00 to the City of Santee for the Completion of the New Santee Community Center. (Community Services – Chavez) [\(Reso 062-2023\)](#)
- (11) Adoption of a Resolution to Extend Contract with Life-Assist, Inc. for the Purchase of Emergency Medical Services Supplies on an As-Needed Basis per National Purchasing Partners DBA NPPGOV Contract #PS20180. (Fire – Matsushita) [\(Reso 063-2023\)](#)

- (12) **Adoption of a Resolution Authorizing the Purchase of Network Switches, Firewalls, Related Peripheral Equipment, Software and Licensing; and Authorizing the City Manager to Enter into a Professional Services Agreement for Configuration and Installation Services to Upgrade the City’s Information Technology Infrastructure to Improve Cybersecurity Protection, and Enhance Network Speed and Performance. (City Manager – Valverde) (Reso 064-2023)**

**ACTION:** Council Member McNelis moved approval of the Consent Calendar.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Vice Mayor Koval – 1.

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

- (A) Michael Ranson spoke about the collaboration with Christine’s Floral Designs to place a floral arrangement at the Santee Veterans Memorial Monument from Friday, May 26 through Monday, May 29, in honor of Memorial Day; he also suggested the Santee Drive-In sign be donated to the City of Santee for the upcoming Arts and Entertainment District.
- (B) Lillie A. Sullivan spoke about the Waste Management contract not allowing smaller green waste bins.
- (C) Dan Bickford spoke about the Kiwanis Club of Santee and the Special Olympics event in Santee and thanked City Staff for their assistance.
- (D) John Hossick spoke about the Consent Calendar.

**PUBLIC HEARING:**

- (13) **Public Hearing on a Resolution Vacating a 35-Foot-Wide Corridor Open Space Easement (VAC 2023-01); Excepting and Reserving Easements and Rights for Existing Drainage Facilities; and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”) or is Otherwise Exempt Pursuant to State CEQA Guidelines Section 15061(b)(3). (Engineering – Schmitz) (Reso 065-2023)**

The Public Hearing was opened at 7:11 p.m. The Engineering Director provided a PowerPoint presentation and responded to Council questions.

**ACTION:** Council Member Hall moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Vice Mayor Koval – 1.

The Public Hearing was closed at 7:14 p.m.

**CONTINUED BUSINESS:**

- (14) **Second Reading and Adoption of an Ordinance Amending Santee Municipal Code (“SMC”) Title 13, “Zoning” (Case File: Za2023-1), and of an Ordinance Amending SMC Title 1, “General Provisions,” Title 2, “Administration and Personnel,” Title 3, “Purchasing,” Title 4, “Business Licenses, Taxes and Regulations,” Title 5, “Health and Safety,” Title 8, “Streets, Sidewalks and Public Property,” Title 9, “Public Services,” Title 10, “Vehicles and Traffic,” Title 11, “Buildings and Construction,” and Title 12, “Subdivision of Land, Development Fees, and Dedications” and Finding that the Action is Exempt from Environmental Review Under the California Environmental Quality Act (CEQA). (City Attorney – Hagerty) (Ord 611 and 612)**

The City Attorney provided a PowerPoint presentation and responded to Council questions with assistance from the Building Official and Principal Planner.

The Building Official responded to Council questions regarding Residential Accessory Structures.

Under discussion, the City Attorney requested staff bring the item back to address Council’s concerns.

**ACTION:** Council Member McNelis moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; and Council Members Hall: No; McNelis: Aye; and Trotter: Aye. Ayes: 3. Noes: 1. Absent: Vice Mayor Koval – 1.

**NEW BUSINESS:**

- (15) **Presentation of the Proposed Capital Improvement Program for Fiscal Years 2024-2028. (City Manager/Finance – Best/Jennings)**

The City Manager introduced the Item, and the Finance Director provided a PowerPoint presentation and with the assistance of the City Attorney, Engineering Director, Fire Chief and Community Services Director, responded to Council questions.

**PUBLIC SPEAKERS:**

- Dean Velasco
- Dan Bickford

Under discussion, Council provided direction to staff.

- (16) **Resolution Awarding the Construction Contract for the Citywide Slurry Seal and Roadway Maintenance Program 2023 (CIP 2023-06) Project and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Section 15301(c). (Engineering – Schmitz) (Reso 066-2023)**

The Engineering Director provided a PowerPoint presentation and responded to Council questions.

**ACTION:** Council Member Trotter moved approval of staff recommendation.

Council Member McNelis seconded the motion, which carried by the following vote: Mayor Minto: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Vice Mayor Koval – 1.

- (17) **Resolution Awarding the Construction Contract for the Citywide Pavement Repair and Rehabilitation Program 2023 (CIP 2023-05) Project and Determining the Project is Categorically Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) per State CEQA Guidelines Section 15301(c). (Engineering – Schmitz) (Reso 067-2023)**

The Engineering Director provided a PowerPoint presentation and responded to Council questions.

**ACTION:** Council Member Hall moved approval of staff recommendation.

Council Member Trotter seconded the motion, which carried by the following vote: Mayor Minto: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0 Absent: Vice Mayor Koval – 1.

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

None.

**CITY COUNCIL REPORTS:**

Council Member Hall announced that Metropolitan Transit System (MTS) Board appointed Stephen Whitburn as the new Chair and Steven Goble as Vice Chair.

Council Member Trotter spoke about attending the Santee Special Olympics hosted by Santee Kiwanis Club.

Mayor Minto reported on attending the International Council of Shopping Centers (ICSC) alongside City Staff.

**CITY MANAGER REPORTS:**

The City Manager spoke regarding a few events occurring in the City: Friday Nights Live happening at Trolley Square; the Santee Street Fair sponsored by Santee Chamber of Commerce on Saturday; the upcoming Memorial Day Holiday; Santee's two adopted Military units: Units Two-One out of Camp Pendleton and HMH-462 out of Miramar, Hometown Heroes Program recognizes members of the public who have served in the Military. She also commended Michael Ranson and Council Member Trotter for the Memorial Monument.

**CITY ATTORNEY REPORTS:**

None.

**CLOSED SESSION:**

Council Members recessed at 8:44 p.m. and convened in Closed Session at 8:51 p.m.

- (18) **Conference with Labor Negotiators**  
(Gov. Code Section 54957.6)  
City Designated Representative: City Manager  
Employee Organization: Santee Firefighters Association
- (19) **Conference with Legal Counsel – Anticipated Litigation**  
(Gov. Code §54956.9(d)(2))  
Significant Exposure to Litigation: One case

Council Members reconvened in Open Session at 10:27 p.m. with all members present, except Vice Mayor Koval, who was absent. Mayor Minto reported for Item 18 and 19 direction was given to staff.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:27 p.m.

Date Approved:

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Annette Fagan Ortiz, CMC, City Clerk

# DRAFT

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
June 14, 2023**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:30 p.m.

**ROLL CALL:** Present: Mayor John W. Minto, Vice Mayor Laura Koval and Council Members Ronn Hall, Rob McNelis and Dustin Trotter – 5

Officers present: City Manager Marlene Best, Assistant City Attorney Victoria Hester, and City Clerk Annette Ortiz

**INVOCATION** was given by City of Praise – Bishop Stephen M. Brunson

**PLEDGE OF ALLEGIANCE** was led by Mayor Minto.

**CONSENT CALENDAR:**

The City Clerk requested Items 1, 2, and 6 be pulled for discussion.

- (1) **Item Pulled for Discussion.**
- (2) **Item Pulled for Discussion.**
- (3) **Claim Against the City by Kevin Medburg. (Human Resources – Freeman)**
- (4) **Adoption of a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with D-Max Engineering, Inc. for As-Needed Storm Water Program Staffing Services. (Engineering – Schmitz) (Reso 068-2023)**
- (5) **Adoption of a Resolution Approving a Three-Year Agreement with the San Diego Humane Society and S.P.C.A. for Animal Control Services for the Period July 1, 2023, Through June 30, 2026, with the Option to Extend the Agreement for Two Additional One-Year Periods and Authorizing the City Manager to Execute the Agreement. (City Manager – Best) (Reso 069-2023)**
- (6) **Item Pulled for Discussion.**

**ACTION:** Vice Mayor Koval moved approval of the Consent Calendar and Agenda as amended.

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

**(1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)**

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Council Member McNelis moved approval of staff recommendation.

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

**(2) Approval of Payment of Demands as Presented. (Finance – Jennings)**

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Council Member McNelis moved approval of staff recommendation.

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

**(6) Acceptance and Appropriation of FY 2022 Urban Area Security Initiative (UASI) Grant Training Funds for Training and Backfill Overtime Reimbursement. (Fire – Matsushita)**

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Council Member McNelis moved approval of staff recommendation.

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

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

- (A) Truth spoke about inclusion, the Consent Calendar and safety concerns.
- (B) Bryant Rumbaugh spoke about community involvement in public meetings.
- (C) Kathleen Lippitt urged Council to advocate for AB1207 regarding Cannabis.

- (D) Dan Bickford spoke about upcoming Kiwanis Renaissance event and the previous Jr. Olympics and Special Olympics.

**CONTINUED BUSINESS:**

- (7) **Resolution Approving the Capital Improvement Program for Fiscal Years 2024-2028 and Adopting the Capital Improvement Program Budget for Fiscal Years 2023-24 and 2024-25. (City Manager/Finance – Best/Jennings) (Reso 070-2023)**

The City Manager introduced the Item, and the Finance Director provided a PowerPoint presentation and responded to Council questions with assistance from Community Service Director, Engineering Director, Principal Traffic Engineer, and the Information Technology Manager.

**PUBLIC SPEAKER:**

- Truth

**WITHDRAWN MOTION:** Council Member Hall moved to approve the staff recommendation. Under Council discussion Council Member Hall withdrew the Motion. Mayor Minto seconded the motion and then withdrew his second.

Council provided direction to staff to bring Item back at the June 28, 2023, City Council Meeting, removing the gateway sign, the Mission Gorge median from Fanita Drive to Carlton Hills Boulevard and the roundabout projects.

**NEW BUSINESS:**

- (8) **Review of the Proposed Operating Budget for Fiscal Year 2023-24. (City Manager/Finance – Best/Jennings)**

The Finance Director provided a PowerPoint presentation and responded to Council questions with assistance from the Engineering Director.

**PUBLIC SPEAKER:**

- Truth

The Council received a report and provided feedback to staff.

Council Member Trotter requested that each department review what a 1% reduction would mean to each department and named several priorities.

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

None.



**CITY COUNCIL REPORTS:**

Vice Mayor Koval requested Council review AB 1207 to determine if the Council would like to provide support for the Bill.

Council Member Hall announced MTS shutdown.

**CITY MANAGER REPORTS:**

The City Manager introduced the Human Resources Director Rida Freeman and spoke about upcoming City events: First Summer Concerts series begins June 15, 2023, and San Diego River cleanup June 24, 2023, at 9:00 a.m.; she also stated that SDG&E is working on the gas line leak near Gillespie Field.

**CITY ATTORNEY REPORTS:**

None.

**CLOSED SESSION:**

Council Members recessed at 8:54 p.m. and convened in Closed Session at 8:58 p.m.

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

Council Members reconvened in Open Session at 11:20 p.m. with all members present. Mayor Minto reported direction was given to staff regarding the labor negotiations.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 11:20 p.m.

Date Approved:

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Annette Fagan Ortiz, CMC, City Clerk

# DRAFT

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
June 28, 2023**

This Regular Meeting of the Santee City Council was called to order by Mayor John W. Minto at 6:32 p.m.

**ROLL CALL:** Present: Mayor John W. Minto, Vice Mayor Laura Koval and Council Members Ronn Hall, Rob McNelis and Dustin Trotter – 5

Officers present: City Manager Marlene Best, City Attorney Shawn Hagerty, and City Clerk Annette Ortiz

**INVOCATION** was given by Eric King – Lakeside Christian Church

**PLEDGE OF ALLEGIANCE** was led by Dean Velasco.

**PROCLAMATION:** Proclaiming July 2023 as Parks and Recreation Month in the City of Santee

Mayor Minto and Vice Mayor Koval presented the Proclamation to James Northum, Recreation Supervisor and SPARC Members: Dean Velasco, Stephanie Price, and Alan Tuthill.

**CONSENT CALENDAR:**

The City Clerk requested Item 1, 2, 3, and 8 to be pulled for discussion.

- (1) **Item Pulled for Discussion.**
- (2) **Item Pulled for Discussion.**
- (3) **Item Pulled for Discussion**
- (4) **Rejection of Bid for Alarm Monitoring, Inspections & Repairs (Including Fire Sprinklers), RFB #23/24-20067; Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Community Services – Chavez)**
- (5) **Adoption of a Resolution Authorizing the City Manager to Execute a Second Amendment to the Professional Services Agreement with Rogers, Anderson, Malody & Scott, LLP for Audit Services, Annual Consolidated Financial Report Preparation. (Finance – Jennings) (Reso 070-2023)**

- (6) Approval of the Amended and Restated Heartland Communications Facility Authority's Joint Exercise of Powers Agreement. (Fire – Matsushita)
- (7) Adoption of a Resolution Declaring its Intention to Levy, as a Successor Agency to County Service Area (CSA) 69, a Special Tax within the CSA 69 Reorganization Boundary for FY 2023-2024 by the City of Santee and Setting a Public Hearing. (Finance – Jennings) (Reso 071-2023)
- (8) Item Pulled for Discussion.
- (9) Adoption of a Resolution Authorizing the Award of a Contract for Irrigation Materials and Landscape Supplies to SiteOne Landscape Supply, LLC per County of Orange Contract MA-060-23010231. (Community Services – Chavez) (Reso 073-2023)

**ACTION:** Council Member McNelis moved approval of the Consent Calendar and Agenda as amended.

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

- (1) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Ortiz)

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Council Member McNelis moved approval of staff recommendation.

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

- (2) Approval of Payment of Demands as Presented. (Finance – Jennings)

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Vice Mayor Koval moved approval of staff recommendation.

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

- (3) **Approval of the Expenditure of \$82,570.53 for May 2023 Legal Services. (Finance – Jennings)**

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Council Member McNelis moved approval of staff recommendation.

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

- (8) **Adoption of a Resolution Establishing the Appropriations Limit for FY 2023-24. (Finance – Jennings) (Reso 072-2023)**

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Vice Mayor Koval moved approval of staff recommendation.

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

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

- (A) Renee J. Woodward spoke about concerns of solar-powered electric vehicle (EV) charging stations and inquired about who would be responsible for maintenance.
- (B) Bryant Rumbaugh spoke about citizen involvement in government.
- (C) Truth spoke about San Diego Association of Governments (SANDAG).
- (D) John Hossick complemented the Pride Walk in Santee and explained the history behind Buddy's Backpacks.
- (E) Brendan Thomas expressed the desire to have an FM radio station broadcast out of the City of Santee.

**CONTINUED BUSINESS:**

- (10) **Resolution Approving the Capital Improvement Program for Fiscal Years 2024-2028 and Adopting the Capital Improvement Program Budget for Fiscal Years 2023-24 and 2024-25. (City Manager/Finance – Best/Jennings) (Reso 074-2023)**

The City Manager and the Finance Director introduced the item and the Engineering Director provided a PowerPoint presentation and responded to Council questions with the assistance of the key staff members.

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Council Member Hall moved approval of staff recommendation.

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

- (11) **Continued Review of the Proposed Operating Budget for Fiscal Year 2023-24, and Resolution Adopting the Operating Budget for Fiscal Year 2023-24 and Taking Related Actions. (City Manager/Finance – Best/Jennings) (Reso 075-2023)**

The City Manager introduced the item and the Finance Director provided a PowerPoint presentation and responded to Council questions.

**PUBLIC SPEAKER:**

- Truth

**ACTION:** Council Member Hall moved approval of staff recommendation.

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

- (12) **Resolution Authorizing the City Manager to Execute a Professional Service Agreement with Interwest Consulting Group Inc. (a SAFEbuilt Company) for Specialized Professional Building Services. (Planning and Building – Sturm) (Reso 076-2023)**

The Building Official provided a PowerPoint presentation and responded to Council questions with assistance from the City Manager and City Attorney.

**MOTION:** Council Member Hall moved approval of staff recommendation. Council Member Trotter seconded the motion.

**AMENDMENT:** After discussion, Vice Mayor Koval requested a friendly amendment to revise the amount of the Professional Services Agreement to not exceed \$200,000.00. The amendment was accepted.

**ACTION:** The Motion carried by the following vote: Mayor Minto: Aye; Vice Mayor Koval: Aye; and Council Members Hall: Aye; McNelis: Aye; and Trotter: Aye. Ayes: 5. Noes: 0

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

None

**CITY COUNCIL REPORTS:**

Council Member Hall reported about his attendance of the East County Homeless Task Force Meeting and their upcoming budget and grants for homelessness.

Vice Mayor Koval spoke about the American Rescue Plan Act (ARPA) funds the City has that could go towards homeless resources and the Metropolitan Transit System (MTS).

Council Member McNelis also commented on MTS and enforcement. Council Member McNelis announced the birthday of the Assistant City Manager and lead the Chamber in a Happy Birthday song.

Mayor Minto spoke about greenhouse emissions and his meeting with SANDAG.

**CITY MANAGER REPORTS:**

The City Manager spoke about the various events occurring in the City, such as, Summer Concerts in the Park starting at 6:30 p.m., Santee Salutes Fourth of July celebration at Town Center Park, and homeless cleanups in the City.

**CITY ATTORNEY REPORTS:**

None.

**CLOSED SESSION:**

Council Members recessed at 8:52 p.m. and convened in Closed Session at 8:55 p.m.

- (13) Public Employee Performance Evaluation**  
(Government Code Section 54957(b))  
Title: City Manager
  
- (14) Conference with Labor Negotiators**  
(Gov. Code Section 54957.6)  
City Designated Representative: City Manager  
Employee Organization: Santee Firefighters Association

Council Members reconvened in Open Session at 10:42 p.m. with all members present. Mayor Minto reported no reportable action on Item 13 and direction was given to staff on Item 14.

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**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:43 p.m.

Date Approved:

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Annette Fagan Ortiz, CMC, City Clerk

DRAFT

# DRAFT

**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
May 10, 2023**

## **1. CALL TO ORDER:**

The Special Meeting was called to order by Mayor Minto at 6:30 p.m.

**Present:** Mayor John W. Minto, Vice Mayor Laura Koval and Council Members Ronn Hall, Rob McNelis and Dustin Trotter.

## **2. CLOSED SESSION:**

### **Conference with Labor Negotiators**

(Gov. Code Section 54957.6)

City Designated Representative: City Manager

Employee Organization: Santee Firefighters Association

Council Members convened in Closed Session at 8:55 p.m.

Council Members reconvened in Open Session at 10:03 p.m. with all members present. Mayor Minto reported direction was given to staff regarding the employee organizations and labor negotiations.

## **3. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:03 p.m.

Date Approved:

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Annette Ortiz, CMC, City Clerk



**Minutes  
Santee City Council  
Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, California  
June 14, 2023**

**DRAFT**

**1. CALL TO ORDER:**

The Special Meeting was called to order by Mayor Minto at 8:54 p.m.

**Present:** Mayor John W. Minto, Vice Mayor Laura Koval and Council Members Ronn Hall, Rob McNelis and Dustin Trotter.

**2. CLOSED SESSION:**

**Public Employee Performance Evaluation**

(Gov. Code Section 54957(b))

Title: City Manager

Council Members convened in Closed Session at 8:58 p.m.

Council Members reconvened in Open Session at 11:20 p.m. with all members present. Mayor Minto reported discussion took place and no action was taken.

**3. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 11:20 p.m.

Date Approved:

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Annette Ortiz, CMC, City Clerk

**MEETING DATE** August 9, 2023

**ITEM TITLE** APPROVAL OF PAYMENT OF DEMANDS

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

**SUMMARY**

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

**FINANCIAL STATEMENT**

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

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *KU for MB*

Approve the Payment of Demands as presented.

**ATTACHMENT**

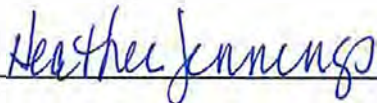
- 1) Summary of Payments Issued
- 2) Voucher Lists

Payment of Demands  
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
06/30/23	Accounts Payable	\$ 166,329.30
07/05/23	Retiree Health	5,385.00
07/05/23	Retiree Health	486.00
07/05/23	Accounts Payable	301,963.96
07/05/23	Accounts Payable	121,417.05
07/11/23	Accounts Payable	9,735.05
07/12/23	Accounts Payable	27,830.51
07/13/23	Accounts Payable	120,976.77
07/13/23	Accounts Payable	223,766.59
07/13/23	Accounts Payable	124,657.16
07/13/23	Payroll	426,011.52
07/17/23	Accounts Payable	44,529.32
07/18/23	Accounts Payable	132,497.26
07/19/23	Accounts Payable	31,856.82
07/19/23	Accounts Payable	145,279.06
07/19/23	Accounts Payable	972,523.43
07/24/23	Accounts Payable	1,657,199.69
07/26/23	Accounts Payable	115,494.45
07/26/23	Accounts Payable	50,641.27

07/26/23	Accounts Payable	3,780,099.00
07/27/23	Accounts Payable	22,079.67
07/27/23	Payroll	421,030.79
07/27/23	Accounts Payable	348,040.48
07/28/23	Accounts Payable	<u>39,573.27</u>
	TOTAL	<u>\$9,289,403.42</u>

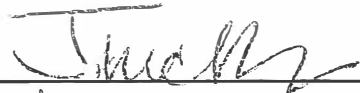
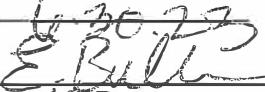
I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.



Heather Jennings, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
81558	6/30/2023	10956 FRANCHISE TAX BOARD	PPE 06/21/23		CA STATE TAX WITHHELD	31,335.31	
						<b>Total :</b>	<b>31,335.31</b>
81575	6/30/2023	10955 DEPARTMENT OF THE TREASURY	PPE 6/21/23		FED WITHHOLD & MEDICARE	94,874.99	
						<b>Total :</b>	<b>94,874.99</b>
6500373	6/30/2023	14705 RHS MISSIONSQUARE	PPE 6/21/23		RETIREE HSA	4,067.00	
						<b>Total :</b>	<b>4,067.00</b>
6810480	6/29/2023	14704 457 MISSIONSQUARE	PPE 6/21/23		ICMA - 457	36,052.00	
						<b>Total :</b>	<b>36,052.00</b>
4 Vouchers for bank code : ubgen						<b>Bank total :</b>	<b>166,329.30</b>
4 Vouchers in this report						<b>Total vouchers :</b>	<b>166,329.30</b>

Prepared by:   
Date: 6/30/23  
Approved by:   
Date: 6/30/23

Payroll Processing Report  
CITY OF SANTEE  
7/1/2023 to 7/31/2023-1 Cycle m

EARNINGS SECTION					DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount	Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
<b>Grand Totals</b>					<b>Employees: 31</b>								
reth			5,642.00		catax	5,642.00	46.00						
					fedtax	5,642.00	211.00						
<b>Grand Totals</b>	<u>0.00</u>		<u>5,642.00</u>				<u>257.00</u>	<u>0.00</u>					

<b>Gross:</b>	5,642.00
<b>Net:</b>	5,385.00

<< No Errors / No Warnings >>

*EBull*  
*7/3/23*  
*PPE 7/3/23*  
*Paydate 7/5/23*

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133895	7/5/2023	12951 BERRY, BONNIE	July 1, 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
133896	7/5/2023	10268 COOPER, JACKIE	July, 1 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
133897	7/5/2023	10278 RAMSEY, JOAN	July 1, 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
133898	7/5/2023	12237 RAYON, KYLE	July 1, 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
133899	7/5/2023	12930 WILLIAMS, ROCHELLE	July 1, 2023		RETIREE HEALTH PAYMENT	91.00
					Total :	91.00
133900	7/5/2023	12641 WITTORFF, VICKY DENISE	July 1, 2023		RETIREE HEALTH PAYMENT	31.00
					Total :	31.00

6 Vouchers for bank code : ubgen

Bank total : 486.00

6 Vouchers in this report

Total vouchers : 486.00

Prepared by: 

Date: 7/5/23

Approved by: 

Date: 7/5/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133901	7/5/2023	13456 AGRICULTURAL PEST CONTROL	700248	53971	PEST CONTROL SERVICES	270.50
			700453	53971	PEST CONTROL SERVICES	40.00
			<b>Total :</b>		<b>310.50</b>	
133902	7/5/2023	12507 BISHOP, JESSIE	4752553		MATERIALS & SUPPLIES - EMPLOY	183.16
<b>Total :</b>		<b>183.16</b>				
133903	7/5/2023	11399 CABLE, PIPE, & LEAK DETECTION	910426	54026	AS-NEEDED LEAK DETECTION	725.00
			910426-2	54026	AS-NEEDED LEAK DETECTION	325.00
			<b>Total :</b>		<b>1,050.00</b>	
133904	7/5/2023	10032 CINTAS CORPORATION 694	4157751103	53959	MISC SHOP RENTAL SERVICE	85.86
			4158470956	53959	MISC SHOP RENTAL SERVICE	70.13
			4158619809	53959	STATION SUPPLIES	50.42
			<b>Total :</b>		<b>206.41</b>	
133905	7/5/2023	12328 CINTAS CORP. #2	5162622564	53989	FIRST-AID KIT SERVICE	320.47
<b>Total :</b>		<b>320.47</b>				
133906	7/5/2023	10035 COMPETITIVE METALS INC	477398	54045	METAL SUPPLIES & SERVICES	8.31
<b>Total :</b>		<b>8.31</b>				
133907	7/5/2023	10333 COX COMMUNICATIONS	112256001; JUN23		9130 CARLTON OAKS DR	94.68
<b>Total :</b>		<b>94.68</b>				
133908	7/5/2023	14811 DIGITECH COMPUTER LLC	60003620	54274	SLEMSA BILLING CONTRACT SERV	17,649.05
<b>Total :</b>		<b>17,649.05</b>				
133909	7/5/2023	13442 EBBIN MOSER + SKAGGS LLP	4998	52777	MSCP SUBAREA PLAN	12,900.00
			5020	52777	MSCP SUBAREA PLAN	6,821.25
			5021	52777	MSCP SUBAREA PLAN	11,506.25
			<b>Total :</b>		<b>31,227.50</b>	
133910	7/5/2023	10057 ESGIL	04/2023(April)		SHARE OF FEES	44,285.51
<b>Total :</b>		<b>44,285.51</b>				
133911	7/5/2023	10251 FEDERAL EXPRESS	8-178-38770		FEDEX SHIPPING CHARGES	103.16



Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133922	7/5/2023	11802	11802 PACIFICA GLASS COMPANY INC	(Continued)		<b>Total : 1,387.93</b>
133923	7/5/2023	14614	PARADIGM MECHANICAL CORP	5567	53951 HVAC MAINT & REPAIRS	121.60
				5568	53951 HVAC MAINT & REPAIRS	121.60
				5569	53951 HVAC MAINT & REPAIRS	127.00
				5580	53951 HVAC MAINT & REPAIRS	248.60
				5581	53951 HVAC MAINT & REPAIRS	248.60
				5582	53951 HVAC MAINT & REPAIRS	110.80
				5584	53951 HVAC MAINT & REPAIRS	243.20
				5585	53951 HVAC MAINT & REPAIRS	127.00
				5668	53951 HVAC MAINT & REPAIRS	250.00
					<b>Total : 1,598.40</b>	
133924	7/5/2023	12904	PAT DAVIS DESIGN GROUP, INC	7351	53956 GRAPHIC DESIGN	4,200.00
					<b>Total : 4,200.00</b>	
133925	7/5/2023	11891	PRINTER REPAIR DEPOT	66522	PRINTER REPAIRS	198.00
					<b>Total : 198.00</b>	
133926	7/5/2023	10278	RAMSEY, JOAN	June 1, 2023	RETIREE HEALTH PAYMENT	91.00
					<b>Total : 91.00</b>	
133927	7/5/2023	12828	RICK ENGINEERING COMPANY	0095195	53946 MASTER DRAINAGE STUDY	10,720.90
					<b>Total : 10,720.90</b>	
133928	7/5/2023	10407	SAN DIEGO GAS & ELECTRIC	22373580042; JUN23	TRAFFIC SIGNALS	8,196.65
				43940205509; JUN23	LMD	2,614.00
					<b>Total : 10,810.65</b>	
133929	7/5/2023	13171	SC COMMERCIAL, LLC	2404729-IN	53902 DELIVERED FUEL	457.14
				2405460-IN	53902 DELIVERED FUEL	429.48
				2407157-IN	53902 DELIVERED FUEL	365.80
					<b>Total : 1,252.42</b>	
133930	7/5/2023	12223	SITEONE LANDSCAPE SUPPLY LLC	131846516-001	54055 IRRIGATION PARTS	2,659.61
					<b>Total : 2,659.61</b>	
133931	7/5/2023	10217	STAPLES ADVANTAGE	3540283250	53981 OFFICE SUPPLIES	128.38

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133931	7/5/2023	10217 10217 STAPLES ADVANTAGE	(Continued)			Total : 128.38
133932	7/5/2023	14957 SUPERIOR PATIOS	01041		DEVELOPER DEPOSIT REFUND	374.62
						Total : 374.62
133933	7/5/2023	12480 UNITED SITE SERVICES	114-13619109	53950	PORTABLE TOILET AND FENCE RE	200.00
						Total : 200.00
133934	7/5/2023	11305 VELOCITY TRUCK CENTERS	XA290159840:02	53913	VEHICLE REPAIR PART	3.62
						Total : 3.62
34 Vouchers for bank code : ubgen						Bank total : 301,963.96
34 Vouchers in this report						Total vouchers : 301,963.96

Prepared by:   
Date: 7/5/23  
Approved by:   
Date: 7/5/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6235	7/5/2023	10353 PERS	06 23 5		RETIREMENT PAYMENT	121,417.05

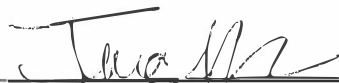

Total : 121,417.05

1 Vouchers for bank code : ubgen

Bank total : 121,417.05

1 Vouchers in this report

Total vouchers : 121,417.05

Prepared by:   
Date: 7/11/23  
Approved by:   
Date: 7/11/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
230711	7/11/2023	10482 TRISTAR RISK MANAGEMENT	118337		WORKERS COMP LOSSES; JUN 23	9,735.05
<b>Total :</b>						<b>9,735.05</b>
1 Vouchers for bank code : ubgen						<b>Bank total :</b> 9,735.05
1 Vouchers in this report						<b>Total vouchers :</b> 9,735.05

Prepared by: J. Smith  
Date: 7-17-23  
Approved by: \_\_\_\_\_  
Date: 7/17/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
133935	7/12/2023	10412 AT&T	301053963; JUL23		MAST PARK	107.00	
						<b>Total :</b>	<b>107.00</b>
133936	7/12/2023	10262 AUSTIN, ROY	07032023		RETIREE HEALTH INSURANCE	1,541.49	
						<b>Total :</b>	<b>1,541.49</b>
133937	7/12/2023	14446 ENTERPRISE FM TRUST	STMT 2727		VEHICLE LEASING PROGRAM	5,747.95	
						<b>Total :</b>	<b>5,747.95</b>
133938	7/12/2023	10272 JENKINS, CARROLL	07032023		RETIREE HEALTH INSURANCE	3,434.16	
						<b>Total :</b>	<b>3,434.16</b>
133939	7/12/2023	13247 JOHNSON, DOUGLAS	07032023		RETIREE HEALTH INSURANCE	989.40	
						<b>Total :</b>	<b>989.40</b>
133940	7/12/2023	10507 MITEL TECHNOLOGIES INC / GREAT	34333107		MITEL MXE III CONTROLLER SATA	1,706.51	
						<b>Total :</b>	<b>1,706.51</b>
133941	7/12/2023	14500 SPROUT SOCIAL INC.	40127	54401	SPROUT SOCIAL SUBSCRIPTION F	14,304.00	
						<b>Total :</b>	<b>14,304.00</b>
<b>7 Vouchers for bank code : ubgen</b>						<b>Bank total :</b>	<b>27,830.51</b>
<b>7 Vouchers in this report</b>						<b>Total vouchers :</b>	<b>27,830.51</b>

Prepared by:   
 Date: 7/12/23  
 Approved by:   
 Date: 7/12/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
22225	7/13/2023	10956 FRANCHISE TAX BOARD	July Retiree PPE 07/05/23		CA STATE TAX WITHHELD CA STATE TAX WITHHELD	46.00 29,722.81
<b>Total :</b>						<b>29,768.81</b>
22275	7/13/2023	10955 DEPARTMENT OF THE TREASURY	July Retiree PPE 7/5/23		FEDERAL WITHHOLDING TAX FED WITHHOLD & MEDICARE	211.00 90,996.96
<b>Total :</b>						<b>91,207.96</b>
<b>2 Vouchers for bank code : ubgen</b>						<b>Bank total : 120,976.77</b>
<b>2 Vouchers in this report</b>						<b>Total vouchers : 120,976.77</b>

Prepared by: Juchy  
Date: 7.17.23  
Approved by: Bull  
Date: 7/17/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133942	7/13/2023	10334 CHLIC	3204530		HEALTH INSURANCE	203,195.14
						<b>Total :</b>
						<b>203,195.14</b>
133943	7/13/2023	14793 CONTROLLING INS COST IN CA, SCHOO 2023-7			EMPLOYEE ASSISTANCE PROGRA	360.84
						<b>Total :</b>
						<b>360.84</b>
133944	7/13/2023	14458 METROPOLITAN LIFE INSURANCE	77539131		DENTAL INSURANCE	12,684.33
						<b>Total :</b>
						<b>12,684.33</b>
133945	7/13/2023	10785 RELIANCE STANDARD LIFE	July 23		VOLUNTARY LIFE INSURANCE	757.88
						<b>Total :</b>
						<b>757.88</b>
133946	7/13/2023	10424 SANTEE FIREFIGHTERS	PPE 7/5/23		DUES/PEC/BENEVOLENT/BC EXP	3,578.64
						<b>Total :</b>
						<b>3,578.64</b>
133947	7/13/2023	10776 STATE OF CALIFORNIA	PPE 7/5/23		WITHHOLDING ORDER	449.53
						<b>Total :</b>
						<b>449.53</b>
133948	7/13/2023	10776 STATE OF CALIFORNIA	PPE 7/5/23		WITHHOLDING ORDER	225.23
						<b>Total :</b>
						<b>225.23</b>
133949	7/13/2023	10001 US BANK	PPE 7/5/23		PARS RETIREMENT	1,763.16
						<b>Total :</b>
						<b>1,763.16</b>
133950	7/13/2023	14600 WASHINGTON STATE SUPPORT	PPE 7/5/23		WITHHOLDING ORDER	751.84
						<b>Total :</b>
						<b>751.84</b>
<b>9 Vouchers for bank code : ubgen</b>						<b>Bank total :</b>
						<b>223,766.59</b>
<b>9 Vouchers in this report</b>						<b>Total vouchers :</b>
						<b>223,766.59</b>

Prepared by: *[Signature]*  
 Date: 7-13-23  
 Approved by: *[Signature]*  
 Date: 7-15-23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133951	7/13/2023	10003 A & B SAW & LAWNMOWER SHOP	80820 80821	54033 54033	SMALL TOOL PARTS & REPAIRS SMALL TOOL PARTS & REPAIRS	1,724.00 194.80 <b>Total : 1,918.80</b>
133952	7/13/2023	13456 AGRICULTURAL PEST CONTROL	700423 700521 700522	53971 53971 53971	FY22/23 PEST CONTROL SERVICE: FY22/23 PEST CONTROL SERVICE: FY22/23 PEST CONTROL SERVICE:	405.75 270.50 135.25 <b>Total : 811.50</b>
133953	7/13/2023	10516 AWARDS BY NAVAJO	0623204	53864	NAME TAGS	237.07 <b>Total : 237.07</b>
133954	7/13/2023	14501 BETAMAXX, LLC	26756	54306	SANTEE SUMMER CONCERT	2,000.00 <b>Total : 2,000.00</b>
133955	7/13/2023	13292 BORDER RECAPING LLC	23-0080704-008	53865	TIRE REPAIR	44.11 <b>Total : 44.11</b>
133956	7/13/2023	14974 CALIFORNIA MUNICIPAL STATISTIC, INC	23070306		FY 22/23 ACFR STATISTICAL REPO	550.00 <b>Total : 550.00</b>
133957	7/13/2023	10429 CALPERS	100000017216867		CALPERS DIR AUTHORIZATION BIL	600.00 <b>Total : 600.00</b>
133958	7/13/2023	10032 CINTAS CORPORATION 694	4159164917	53959	MISC SHOP RENTAL SERVICE	70.13 <b>Total : 70.13</b>
133959	7/13/2023	12328 CINTAS FIRE 636525	020D572720 020D572721 020D572722	54172 54172 54172	ANNUAL FIRE EXTINGUISHER SER ANNUAL FIRE EXTINGUISHER SER ANNUAL FIRE EXTINGUISHER SER	240.00 240.00 401.38 <b>Total : 881.38</b>
133960	7/13/2023	10979 CITY OF LA MESA	478		FINGERPRINTING	260.00 <b>Total : 260.00</b>
133961	7/13/2023	10035 COMPETITIVE METALS INC	477811	54045	METAL SUPPLIES & SERVICES	92.81



Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133961	7/13/2023	10035 10035 COMPETITIVE METALS INC	(Continued)			<b>Total : 92.81</b>
133962	7/13/2023	10040 COUNTYWIDE MECHANICAL SYSTEMS	59080	54162	FY 22/23 PLUMBING REPAIRS & RE	4,452.00
						<b>Total : 4,452.00</b>
133963	7/13/2023	14811 DIGITECH COMPUTER LLC	60003635	54231	EMS BILLING CONSULTING SERVI	2,375.00
						<b>Total : 2,375.00</b>
133964	7/13/2023	14972 DILLY'S ICE CREAM	Ref000088089		DUPLICATE APPLICATION	99.00
						<b>Total : 99.00</b>
133965	7/13/2023	11196 HD SUPPLY FACILITIES	9215325104	53995	FACILITIES MAINTENANCE SUPPLI	115.42
						<b>Total : 115.42</b>
133966	7/13/2023	14785 HEARTLAND FIRE	061323-02		FIREFIGHTER1 TRAINING 4/23	700.00
						<b>Total : 700.00</b>
133967	7/13/2023	12810 HENRY, PATRICK	06865D		EMPLOYEE REIMBURSEMENT	250.00
						<b>Total : 250.00</b>
133968	7/13/2023	10256 HOME DEPOT CREDIT SERVICES	1163211 6163185	53923 53923	STATION SUPPLIES SHOP SUPPLIES	41.73 19.36
						<b>Total : 61.09</b>
133969	7/13/2023	11724 ICF JONES & STOKES INC	INV-00000063642	53609	MSCP SUBAREA PLAN	23,567.50
						<b>Total : 23,567.50</b>
133970	7/13/2023	14973 LGCY INSTALLATION SERVICES LLC	Ref000088112		DUPLICATE APPLICATION REFUND	99.00
						<b>Total : 99.00</b>
133971	7/13/2023	14470 M W STEELE GROUP INC	2200-11 2200HAP-02 2200SGIP-02	53741 53741 53741	SANTEE ART & ENTERTAINMENT C HAP - HOUSING ACCELERATION P SGIP - SMART GROWTH INCENTIV	1,762.50 4,818.75 23,017.50
						<b>Total : 29,598.75</b>
133972	7/13/2023	10308 O'REILLY AUTO PARTS	2968-160177	53896	VEHICLE REPAIR SUPPLIES	63.57
						<b>Total : 63.57</b>

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133973	7/13/2023	10442 PAYCO SPECIALTIES	1768-05-2023	54288	STREET STRIPING MAINTENANCE	9,953.05
					<b>Total :</b>	<b>9,953.05</b>
133974	7/13/2023	12062 PURETEC INDUSTRIAL WATER	2084963	54001	DEIONIZED WATER SERVICE - PS	131.08
					<b>Total :</b>	<b>131.08</b>
133975	7/13/2023	12828 RICK ENGINEERING COMPANY	18100(36)	54139	AS-NEEDED ENGINEERING SERVI	5,232.50
					<b>Total :</b>	<b>5,232.50</b>
133976	7/13/2023	10212 SANTEE SCHOOL DISTRICT	9410 9411	53965 53965	BUS TRANSPORTATION FOR TEEN BUS TRANSPORTATION	406.50 162.60
					<b>Total :</b>	<b>569.10</b>
133977	7/13/2023	10768 SANTEE SCHOOL DISTRICT	9409	53964	BALLFIELD LIGHTS AT CHET HARR	873.15
					<b>Total :</b>	<b>873.15</b>
133978	7/13/2023	10768 SANTEE SCHOOL DISTRICT	9408	54003	JOINT USE FIELDS - RIO SECO	240.09
					<b>Total :</b>	<b>240.09</b>
133979	7/13/2023	13171 SC COMMERCIAL, LLC	2410337-IN 2411553-IN	53902 53902	DELIVERED FUEL DELIVERED FUEL	349.56 1,281.88
					<b>Total :</b>	<b>1,631.44</b>
133980	7/13/2023	10217 STAPLES ADVANTAGE	3540431424 3540431425	53982 53982	OFFICE SUPPLIES OFFICE SUPPLIES	118.71 157.12
					<b>Total :</b>	<b>275.83</b>
133981	7/13/2023	14623 STEPHEN WADE CHEVROLET	3230368	54216	VEHICLE REPAIR PARTS	602.91
					<b>Total :</b>	<b>602.91</b>
133982	7/13/2023	10119 STEVEN SMITH LANDSCAPE INC	51949 51950 51961 51962	53937 53937 53938 53938	FY 22/23 AREA 1 LANDSCAPE SEF FY 22/23 AREA 1 LANDSCAPE SEF A 2 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES	1,617.42 4,040.80 1,870.50 5,264.18
					<b>Total :</b>	<b>12,792.90</b>
133983	7/13/2023	12480 UNITED SITE SERVICES	114-13627343 INV-01731861	53950 53950	PORTABLE TOILET AND FENCE RE PORTABLE TOILET AND FENCE RE	343.77 155.54

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133983	7/13/2023	12480 UNITED SITE SERVICES	(Continued) INV-01732367	53950	PORTABLE TOILET AND FENCE RE	135.38
					<b>Total :</b>	<b>634.69</b>
133984	7/13/2023	10555 UNITIS CONTRACTOR SUPPLIES	1021195	54313	TRASH CAN LINERS	11,224.32
					<b>Total :</b>	<b>11,224.32</b>
133985	7/13/2023	11194 USAFACT INC	3063271		BACKGROUND CHECKS	187.48
					<b>Total :</b>	<b>187.48</b>
133986	7/13/2023	10642 USPS-POC	06302023		POSTAGE REIMBURSEMENT	1,768.31
					<b>Total :</b>	<b>1,768.31</b>
133987	7/13/2023	10475 VERIZON WIRELESS	9936961911		WIFI SERVICE	1,292.33
					<b>Total :</b>	<b>1,292.33</b>
133988	7/13/2023	10136 WEST COAST ARBORISTS INC	200463	53939	FY22/23 URBAN FORESTRY MANA	6,144.00
			201142	53939	FY22/23 URBAN FORESTRY MANA	559.30
			201143	53939	FY22/23 URBAN FORESTRY MANA	658.50
					<b>Total :</b>	<b>7,361.80</b>
133989	7/13/2023	10318 ZOLL MEDICAL CORPORATION	3750959	53917	EMS SUPPLIES	1,039.05
					<b>Total :</b>	<b>1,039.05</b>
<b>39 Vouchers for bank code : ubgen</b>						<b>Bank total : 124,657.16</b>
<b>39 Vouchers in this report</b>						<b>Total vouchers : 124,657.16</b>

Prepared by: Juan M  
 Date: 7-13-23  
 Approved by: \_\_\_\_\_  
 Date: 7/13/23

Payroll Processing Report  
CITY OF SANTEE

6/22/2023 to 7/5/2023-1 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
vtkn	400.12		21,168.73	roth	46,347.93	6,054.36						
wearap			2,048.68	sb-1		83.70						
				sb-3		64.77						
				sffa		3,039.30						
				sffapc		410.40						
				st1cs3	82,336.36	2,470.09	-2,470.09					
				st2cs3	14,124.18	423.73	-423.73					
				texlif		55.19						
				vaccpr		536.20						
				vaccpt		232.89						
				vcanpr		328.21						
				vcanpt		116.75						
				vgcipt		79.44						
				vision		533.30						
				voladd		31.26						
				voldis		234.94						
				vollad			236.87					
				vollif		236.87						
<b>Grand Totals</b>	18,254.52		660,164.66			234,153.14	278,591.65					

<b>Gross:</b>	660,164.66
<b>Net:</b>	426,011.52

<< No Errors / 19 Warnings >>

EB  
7/11/23  
DPE 7/5/23  
Paydate 7/13/23

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>
6317529	7/14/2023	14705 RHS MISSIONSQUARE	PPE 7/5/23		RETIREE HSA	9,048.53
					<b>Total :</b>	<b>9,048.53</b>
6731862	7/14/2023	14704 457 MISSIONSQUARE	PPE 7/5/23		ICMA - 457	35,480.79
					<b>Total :</b>	<b>35,480.79</b>
<b>2 Vouchers for bank code : ubgen</b>						<b>Bank total : 44,529.32</b>
<b>2 Vouchers in this report</b>						<b>Total vouchers : 44,529.32</b>

Prepared by: Jueck  
Date: 7-17-23  
Approved by: E. Bull  
Date: 7-17-23

Bank code : ubgen

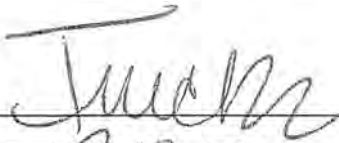
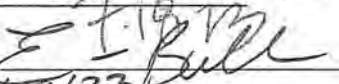
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
7233	7/18/2023	10353 PERS	07 23 3		RETIREMENT PAYMENT	132,497.26
<b>Total :</b>						<b>132,497.26</b>

1 Vouchers for bank code : ubgen

**Bank total : 132,497.26**

1 Vouchers in this report

**Total vouchers : 132,497.26**

Prepared by:   
Date: \_\_\_\_\_  
Approved by:   
Date: 7/19/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133990	7/19/2023	14620 CARAHSOFT TECHNOLOGY CORP	38347298INV	54467	ZOOM MEETING & WEBINAR LICEI	7,502.40
					<b>Total :</b>	<b>7,502.40</b>
133991	7/19/2023	13389 CROW CANYON SOFTWARE	2023-340		NITRO STUDIO SOFTWARE RENEW	2,880.00
					<b>Total :</b>	<b>2,880.00</b>
133992	7/19/2023	10368 FIREWORKS & STAGE FX AMERICA	21544	54336	FIREWORKS BALANCE	17,500.00
					<b>Total :</b>	<b>17,500.00</b>
133993	7/19/2023	13592 QUADIENT LEASING USA, INC	N9965949	54390	QUADIENT MAIL MACHINE LEASE	1,057.27
					<b>Total :</b>	<b>1,057.27</b>
133994	7/19/2023	14687 WEX BANK	90467183-FY2324		FLEET CARD FUELING	1,910.15
					<b>Total :</b>	<b>1,910.15</b>
133995	7/19/2023	10850 CCH INCORPORATED	5414411504		PAYROLL MGR'S LTR SUBSCRIPTIO	1,007.00
					<b>Total :</b>	<b>1,007.00</b>
<b>6 Vouchers for bank code : ubgen</b>						<b>Bank total : 31,856.82</b>
<b>6 Vouchers in this report</b>						<b>Total vouchers : 31,856.82</b>

Prepared by: Juanita  
 Date: 7-19-23  
 Approved by: [Signature]  
 Date: 7/19/23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
133996	7/19/2023	13456 AGRICULTURAL PEST CONTROL	698231 700865 700927	53971 53971 53971	PEST CONTROL SERVICES FY22/23 PEST CONTROL SERVICE FY22/23 PEST CONTROL SERVICE	654.67 135.25 135.25 <b>Total : 925.17</b>
133997	7/19/2023	10010 ALLIANT INSURANCE SERVICES INC	06/30/2023		SPECIAL EVENT INSURANCE 2ND	861.00 <b>Total : 861.00</b>
133998	7/19/2023	14306 AZTEC LANDSCAPING, INC	J1545 J1549	53940 53940	CUSTODIAL SERVICES - PARKS FY 22/23 CUSTODIAL SERVICES - F	442.31 2,290.00 <b>Total : 2,732.31</b>
133999	7/19/2023	10299 CARQUEST AUTO PARTS	11102-588895	53869	VEHICLE REPAIR PART	38.52 <b>Total : 38.52</b>
134000	7/19/2023	14502 CB MUSIC PRODUCTIONS,LLC	20230622	54307	SANTEE SUMMER CONCERT	2,500.00 <b>Total : 2,500.00</b>
134001	7/19/2023	12349 CHOICE LOCKSMITHING	062223COS 062323OPS	53988 53988	LOCKSMITH SERVICES LOCKSMITH SERVICES	110.17 291.24 <b>Total : 401.41</b>
134002	7/19/2023	10032 CINTAS CORPORATION 694	4159859124	53959	MISC SHOP RENTAL SERVICE	70.13 <b>Total : 70.13</b>
134003	7/19/2023	12328 CINTAS CORP. #2	5164400602	53989	FIRST-AID KIT SERVICE	696.85 <b>Total : 696.85</b>
134004	7/19/2023	10033 CITY ELECTRIC SUPPLY COMPANY	STE/092197 STE/092200 STE/092204	53990 53990 53990	FY22/23 ELECTRICAL SUPPLIES FY22/23 ELECTRICAL SUPPLIES FY22/23 ELECTRICAL SUPPLIES	661.86 212.51 498.68 <b>Total : 1,373.05</b>
134005	7/19/2023	14412 EKOLOJIK, INC	EkoST-05-2023	54316	SB1383 CONSULTANT	920.00 <b>Total : 920.00</b>
134006	7/19/2023	10058 ETS PRODUCTIONS INC	21189	53920	AUDIO VISUAL SERVICES	6,562.50



Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134006	7/19/2023	10058 10058 ETS PRODUCTIONS INC	(Continued)			<b>Total : 6,562.50</b>
134007	7/19/2023	10065 GLOBAL POWER GROUP INC	89238	54053	FY 22/23 GENERATOR MAINT & RE	419.82
						<b>Total : 419.82</b>
134008	7/19/2023	10066 GLOBALSTAR USA LLC	000000052411135		SATELLITE PHONE SERVICE	102.39
						<b>Total : 102.39</b>
134009	7/19/2023	11875 HALL, RONN	05302023		ICSC CONFERENCE TRAVEL REIM	157.64
						<b>Total : 157.64</b>
134010	7/19/2023	10070 HAWTHORNE CAT MACHINERY	PC02006983 PS000959423 PS020059638	53883 53883 53883	CR - VEHICLE REPAIR PARTS VEHICLE REPAIR PARTS VEHICLE REPAIR PART	-15.77 33.68 15.77
						<b>Total : 33.68</b>
134011	7/19/2023	14785 HEARTLAND FIRE	032423-02		CONFINED SPACE TRAINING	150.00
						<b>Total : 150.00</b>
134012	7/19/2023	10246 HUDSON SAFETY T LITE RENTALS	00133601	54117	TRAFFIC SIGNS, MATERIALS & SUI	2,327.38
						<b>Total : 2,327.38</b>
134013	7/19/2023	14878 IHEARTMEDIA ENTERTAINMENT INC	8820211291	54290	IHEART RADIO ADS FOR CITY PRC	888.91
						<b>Total : 888.91</b>
134014	7/19/2023	12955 IRON MOUNTAIN OUTFITTERS	06/28/23	54193	PSD UNIFORM APPAREL	2,048.70
						<b>Total : 2,048.70</b>
134015	7/19/2023	13082 MACLEOD WATTS INC	071223Sante	53996	OPEB ACTUARIAL VALUATION SVC	2,350.00
						<b>Total : 2,350.00</b>
134016	7/19/2023	11783 MINTO, JOHN	05232023		ICSC CONFERENCE TRAVEL REIM	26.20
						<b>Total : 26.20</b>
134017	7/19/2023	12991 NATIONAL LIGHTING SUPPLY LLC	145588	54050	FY 22/23 LIGHTING/ELECTRICAL S	739.17
						<b>Total : 739.17</b>
134018	7/19/2023	10344 PADRE DAM MUNICIPAL WATER DIST	29700015; JUN23		CONSTRUCTION METER	251.50

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134018	7/19/2023	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued) 90000366; JUN23		GROUP BILL	74,103.48 <b>Total : 74,354.98</b>
134019	7/19/2023	14614 PARADIGM MECHANICAL CORP	5586	53951	FY 22/23 HVAC MAINT & REPAIRS	108.10 <b>Total : 108.10</b>
134020	7/19/2023	10161 PRIZM JANITORIAL SERVICES INC	34745	53931	FY 22/23 CUSTODIAL SERVICES - C	4,588.24 <b>Total : 4,588.24</b>
134021	7/19/2023	10095 RASA	5728	54062	MAP CHECK - LANTERN CREST PH	985.00 <b>Total : 985.00</b>
134022	7/19/2023	10311 ROADONE	A854203	53933	VEHICLE TOWING	480.00 <b>Total : 480.00</b>
134023	7/19/2023	10097 ROMAINE ELECTRIC CORPORATION	12-059199	53980	VEHICLE SUPPLIES	289.44 <b>Total : 289.44</b>
134024	7/19/2023	10552 SAFEWAY SIGN COMPANY	19858	54254	STREET SIGN REPLACEMENTS	14,834.56 <b>Total : 14,834.56</b>
134025	7/19/2023	13171 SC COMMERCIAL, LLC	2414307-IN 2415995-IN	53902 53902	DELIVERED FUEL DELIVERED FUEL	141.10 478.97 <b>Total : 620.07</b>
134026	7/19/2023	14284 SDI PRESENCE LLC	13071	53800	SANTEE LMS PROCUREMENT	87.50 <b>Total : 87.50</b>
134027	7/19/2023	14797 SEDANO FORD OF LM INC	20455177 218281C	54214 54329	VEHICLE REPAIR PARTS EMERGENCY VEHICLE REPAIR	97.41 1,001.48 <b>Total : 1,098.89</b>
134028	7/19/2023	14240 SPICER CONSULTING GROUP	1353	54280	ASSMNT ENG & CFD SVCS FY 22-2	2,709.38 <b>Total : 2,709.38</b>
134029	7/19/2023	10217 STAPLES ADVANTAGE	3540739026	53982	OFFICE SUPPLIES	24.77

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134029	7/19/2023	10217 10217 STAPLES ADVANTAGE	(Continued)			<b>Total : 24.77</b>
134030	7/19/2023	11193 TMAN TRAFFIC SUPPLY	14713	54133	TRAFFIC SIGNS & SUPPLIES	111.77
						<b>Total : 111.77</b>
134031	7/19/2023	10165 TRAD AM ENTERPRISES INC	585		INSTRUCTOR PAYMENT	837.00
						<b>Total : 837.00</b>
134032	7/19/2023	12480 UNITED SITE SERVICES	114-13637515 INV-01816733	53950 53950	PORTABLE TOILET AND FENCE RE PORTABLE TOILET AND FENCE RE	809.67 135.38
						<b>Total : 945.05</b>
134033	7/19/2023	11305 VELOCITY TRUCK CENTERS	RA290032066:01	54327	EMERGENCY REPAIR OF ENGINE :	3,011.40
						<b>Total : 3,011.40</b>
134034	7/19/2023	10537 WETMORE'S	06P63123	53916	VEHICLE REPAIR PARTS	141.78
						<b>Total : 141.78</b>
134035	7/19/2023	14687 WEX BANK	90467183-FY2223		FLEET CARD FUELING	11,223.02
						<b>Total : 11,223.02</b>
134036	7/19/2023	10331 HDS WHITE CAP CONST SUPPLY	50022669342	54052	TOOLS, MATERIALS & SUPPLIES	1,008.58
						<b>Total : 1,008.58</b>
134037	7/19/2023	10522 ZUMAR INDUSTRIES INC	7884	54181	SIGNS & SUPPLIES	1,494.70
						<b>Total : 1,494.70</b>
<b>42 Vouchers for bank code : ubgen</b>						<b>Bank total : 145,279.06</b>
<b>42 Vouchers in this report</b>						<b>Total vouchers : 145,279.06</b>

Prepared by: *[Signature]* 7.19.23  
Date: \_\_\_\_\_

Approved by: *[Signature]*  
Date: 7/19/23

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134040	7/19/2023	11445 AMERICAN MESSAGING	L1072898XG		FD PAGER SERVICE	118.28
					<b>Total :</b>	<b>118.28</b>
134041	7/19/2023	11513 BOND, ELLEN	08012023-263		MEADOWBROOK HARDSHIP PROC	117.86
					<b>Total :</b>	<b>117.86</b>
134042	7/19/2023	13292 BORDER RECAPPING LLC	23-0085485-008	54413	TIRE REPAIR	31.23
					<b>Total :</b>	<b>31.23</b>
134043	7/19/2023	11402 CARROLL, JUDI	08012023-96		MEADOWBROOK HARDSHIP PROC	118.15
					<b>Total :</b>	<b>118.15</b>
134044	7/19/2023	11409 CLAYTON, SYLVIA	08012023-340		MEADOWBROOK HARDSHIP PROC	123.64
					<b>Total :</b>	<b>123.64</b>
134045	7/19/2023	10405 CLEANTECH SAN DIEGO	1799		CLEANTECH S.D. MEMBERSHIP DL	5,000.00
					<b>Total :</b>	<b>5,000.00</b>
134046	7/19/2023	10171 COUNTY OF SAN DIEGO	LC23-74		LAFCO BILLING FY 2023-24	21,167.46
					<b>Total :</b>	<b>21,167.46</b>
134047	7/19/2023	10333 COX COMMUNICATIONS	038997401; JUL23 052335901; JUL23 064114701; JUL23 094486701; JUL23		9951 RIVERWALK DR 8950 COTTONWOOD AVE 8115 ARLETTE ST CITY HALL GROUP BILL	57.00 190.30 194.60 3,377.32
					<b>Total :</b>	<b>3,819.22</b>
134048	7/19/2023	10988 ESPINOLA, TOBY	7/11/23 TE		WORK BOOTS REIMBURSEMENT	200.00
					<b>Total :</b>	<b>200.00</b>
134049	7/19/2023	10058 ETS PRODUCTIONS INC	21191-ETS	54367	AUDIO VISUAL SERVICES - EVENT	11,431.00
					<b>Total :</b>	<b>11,431.00</b>
134050	7/19/2023	10856 E-W TRUCK & EQUIPMENT CO INC	67280	53878	OPACITY TESTING	102.60
					<b>Total :</b>	<b>102.60</b>
134051	7/19/2023	10251 FEDERAL EXPRESS	8-198-46298		FEDEX SHIPPING CHARGES	88.22

Bank code : ubgen

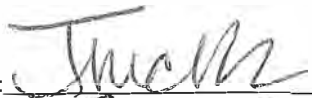
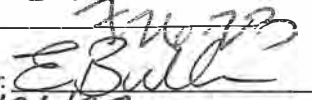
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134051	7/19/2023	10251 10251 FEDERAL EXPRESS	(Continued)			<b>Total : 88.22</b>
134052	7/19/2023	14233 FLEETIO	625298	54469	FLEET SOFTWARE SUBSCRIPTION	6,048.00
						<b>Total : 6,048.00</b>
134053	7/19/2023	13374 GRANICUS LLC	168225		WEBSITE HOSTING & MAINTENAN	14,451.53
						<b>Total : 14,451.53</b>
134054	7/19/2023	10357 LAWCX	LAWCX 2024-0025		EXCESS WORKERS COMP PREMIL	262,746.00
						<b>Total : 262,746.00</b>
134055	7/19/2023	11292 LIEBERT CASSIDY WHITMORE	07182023		ERC MEMBERSHIP	405.00
						<b>Total : 405.00</b>
134056	7/19/2023	10204 LIFE ASSIST INC	1341398 1341810 1341811	54377 54377 54377	EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	16,800.63 1,131.38 678.83
						<b>Total : 18,610.84</b>
134057	7/19/2023	10720 MALL MEDIA INC	25072U		HOLIDAY LIGHTING ITEMS	490.00
						<b>Total : 490.00</b>
134058	7/19/2023	10344 PADRE DAM MUNICIPAL WATER DIST	90000367; JUL23		GROUP BILL	70,745.78
						<b>Total : 70,745.78</b>
134059	7/19/2023	11442 PATTERSON, EDWARD	08012023-225		MEADOWBROOK HARDSHIP PROC	113.99
						<b>Total : 113.99</b>
134060	7/19/2023	12251 PRISM	24300073		GENERAL LIABILITY 1 PROGRAM	511,871.00
						<b>Total : 511,871.00</b>
134061	7/19/2023	12587 SDCFCA - ADMIN SECTION	07012023		ANNUAL MEMBERSHIP FEES	30.00
						<b>Total : 30.00</b>
134062	7/19/2023	13061 SAN DIEGO HUMANE SOCIETY &	JUL-23	54472	ANIMAL CONTROL SERVICES	36,794.00
						<b>Total : 36,794.00</b>
134063	7/19/2023	10576 SAN DIEGO JUMP COMPANY	070423	54479	SANTEE SALUTES ENTERTAINMEN	2,605.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134063	7/19/2023	10576 10576 SAN DIEGO JUMP COMPANY	(Continued)			<b>Total : 2,605.00</b>
134064	7/19/2023	13171 SC COMMERCIAL, LLC	2422594-IN	54395	DELIVERED FUEL	835.65
						<b>Total : 835.65</b>
134065	7/19/2023	10314 SOUTH COAST EMERGENCY VEHICLE	512766 512831	53907 53907	VEHICLE REPAIR PART VEHICLE REPAIR PARTS	281.20 264.86
						<b>Total : 546.06</b>
134066	7/19/2023	14927 SOUTHERN CALIFORNIA CORNHOLE	1197	54399	SANTEE SALUTES ACTIVITIES & EI	500.00
						<b>Total : 500.00</b>
134067	7/19/2023	13441 SPECIALIZED VEHICLE COMPANY	00012256	54400	GOLF CART RENTAL FOR EVENTS	315.00
						<b>Total : 315.00</b>
134068	7/19/2023	11403 ST. JOHN, LYNNE	08012023-78		MEADOWBROOK HARDSHIP PROC	118.37
						<b>Total : 118.37</b>
134069	7/19/2023	10624 STATE OF CALIFORNIA	59103-2023		LICENSE RENEWAL - MEI	180.00
						<b>Total : 180.00</b>
134070	7/19/2023	12480 UNITED SITE SERVICES	INV-01816480	54339	PORTABLE TOILET AND FENCE RE	155.54
						<b>Total : 155.54</b>
134071	7/19/2023	10978 US BANK	6964806		CFD 2017-1 TRUSTEE ADMIN FEE	1,325.00
						<b>Total : 1,325.00</b>
134072	7/19/2023	10475 VERIZON WIRELESS	9939357663		CELL PHONE SERVICE	1,319.01
						<b>Total : 1,319.01</b>
<b>33 Vouchers for bank code : ubgen</b>						<b>Bank total : 972,523.43</b>
<b>33 Vouchers in this report</b>						<b>Total vouchers : 972,523.43</b>



Bank code : ubgen

<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
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Prepared by:   
Date: 7/26/23  
Approved by:   
Date: 7/26/23

Bank code : ubgen

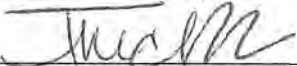
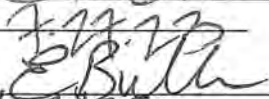
<u>Voucher</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>PO #</u>	<u>Description/Account</u>	<u>Amount</u>
27222	7/24/2023	10401 US BANK TRUST	2327588		TARB 2016A; DEBT SERVICE	1,657,199.69
						<b>Total :</b> 1,657,199.69
1 Vouchers for bank code : ubgen						<b>Bank total :</b> 1,657,199.69
1 Vouchers in this report						<b>Total vouchers :</b> 1,657,199.69

Prepared by:   
Date: 7-27-23  
Approved by:   
Date: 7-27-23



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>
61690	7/26/2023	10956 FRANCHISE TAX BOARD	PPE 7/19/23		CA STATE TAX WITHHELD	28,115.18
					<b>Total :</b>	<b>28,115.18</b>
61713	7/26/2023	10955 DEPARTMENT OF THE TREASURY	PPE 7/19/23		FED WITHHOLD & MEDICARE	87,379.27
					<b>Total :</b>	<b>87,379.27</b>
<b>2 Vouchers for bank code : ubgen</b>						<b>Bank total : 115,494.45</b>
<b>2 Vouchers in this report</b>						<b>Total vouchers : 115,494.45</b>

Prepared by:   
Date: 7/27/23  
Approved by:   
Date: 7/27/23

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134039	7/26/2023	10001 US BANK	00050650		PARKING FEE	15.00
			0020419		FACILITY MAINT	20.22
			0025124		MAINT/SUP	25.80
			003075		GROUND MAINT	194.09
			00373		STAFF TRAINING MATERIALS	194.71
			00386-01		FOUNTAIN MAINT	214.10
			010999		DAY CAMP SUPPLIES	2.69
			012976		DAY CAMP SUPPLIES	2.69
			013304106		MEETING SUPPLIES	20.16
			014589		OFFICE SUPPLIES	90.49
			016026		TEEN CENTER SUPPLIES	149.98
			016185		CERT DRILL	43.17
			018093		SANTEE STREET FAIR	32.38
			019574		SENIOR PROGRAM SUPPLIES	64.83
			020770		TEEN CENTER SUPPLIES	205.47
			0233061A		TEEN CENTER SUPPLIES	53.77
			0233061B		TEEN CENTER SUPPLIES	269.32
			028318		COUNCIL SUPPLIES	41.63
			030721		PRINTING CHARGE	140.54
			031023		SUMMER CONCERT SUPPLIES	10.20
			0323695		MEMORIAL TREE ENGRAVING	5.00
			0375440		OFFICE SUPPLIES	106.59
			045130		ICSC CONFERENCE TRANSPORTA	92.00
			05212023		ICSC CONFERENCE TRANSPORTA	17.70
			05222023		ICSC CONFERENCE TRANSPORTA	48.37
			053927		WASTE DISPOSAL	985.25
			057015		IN HOUSE TRAINING	76.08
			0573460-IN		BALLFIELDS REPAIR/MAINT	791.97
			060079		CA CHIEFS WORKSHOP	38.00
			06022023		SQUARE MARKETING	90.00
			06032023		CANVA ANNUAL SUBSCRIPTION	99.99
			06072023		MEETING SUPPLIES	19.99
			0608254		OFFICE SUPPLIES	31.24
			062604		MILITARY APPRECIATION EVENT	443.00
			063370		SANTEE SALUTES - BIGGEST BAC	213.55
			06348		TEEN CENTER SUPPLIES	87.82

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134039	7/26/2023	10001 US BANK	(Continued)			
			064006		MEETING SUPPLIES	58.31
			067886		SUPPLIES	10.40
			071556		COUNCIL MEETING SUPPLIES	29.61
			0749805		SUPPLIES FOR SPECIAL EVENTS	56.00
			075243		MEETING SUPPLIES	56.54
			084769		SANTEE SALUTES - BIGGEST BAC	191.49
			085158		MEETING SUPPLIES	1.93
			086420		SANTEE SALUTES - BIGGEST BAC	117.06
			086685		OFFICE SUPPLIES	112.33
			097111		SPECIAL EVENT SUPPLIES - PAPER	18.10
			098855		SPECIAL EVENTS - GENERAL SUP	10.75
			1000706672		ENGINEERING SUPPLIES	96.89
			1031618918		WELLNESS PROGRAM SUPPLIES	367.70
			1031973859		BOTTLED WATER FOR SPECIAL EV	535.99
			1035532724-A		SPECIAL EVENTS - SUMMERTIME	23.69
			1035532724-B		SUMMER CONCERT SUPPLIES	36.62
			1036269610		WELLNESS PROGRAM SUPPLIES	251.10
			1092219		BUILDING SUPPLIES	10.12
			11142416		PARK KIOSK SIGNS	146.53
			11157935		COUNCIL CHAMBER SUPPLIES	29.00
			11203388		PARK KIOSK SIGNS	647.49
			11261856		MEETING DUES	35.00
			11420		ICSC CONFERENCE TRANSPORTA	32.09
			114685635		ICSC LODGING	650.82
			114-7750472-0125861		FINANCE OFFICE SUPPLIES	55.07
			114-9839382-8233012		FINANCE OFFICE SUPPLIES	22.85
			12230		LODGING FOR ICSC CONFERENCI	650.82
			12559962		FACEBOOK BOOST - FRIDAY NIGH	100.00
			12609		ICSC LODGING	650.82
			133534		MEETING SUPPLIES	30.00
			1351403		OFFICE SUPPLIES	50.07
			13558		METAL EQUIPMENT NAME PLATES	433.16
			13650955-40		MEETING SUPPLIES	13.68
			1379453		MATERIALS & SUPPLIES	298.85
			1431908		BUILDING SUPPLIES	94.66
			1432		MISS SANTEE	75.81

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134039	7/26/2023	10001 US BANK	(Continued)			
			143390802		MILITARY APPRECIATION EVENT	1,547.69
			15711949		DAY CAMP SUPPLIES	66.00
			164825091		SPECIAL EVENT SUPPLIES - GENE	420.41
			16738		CFED CONFERENCE	694.23
			16957		CFED CONFERENCE	462.82
			16966		CFED CONFERENCE	462.82
			17959		CFED CONFERENCE	497.66
			1798612		SPECIAL EVENT DECORATIONS	49.97
			180666121143		SOFTWARE APP	22.99
			1811443		GROUND MAINT	115.68
			18441		CFED CONFERENCE	325.76
			1846623		FACILITY MAINT	32.59
			19051		CFED CONFERENCE	304.01
			1967987		PUMP TESTING	39.29
			19749		PARKING FOR MILITARY VOLUNTE	5.00
			19879		TEEN CENTER SUPPLIES	73.53
			2000110-1		STAFF SUPPLIES	91.97
			2000110-2		STAFF SUPPLIES FOR TRAINING	67.44
			200017202		CSMFO CHAPTER MEETING	35.00
			200017224		CSMFO CHAPTER MEETING - FINA	70.00
			20045		VOLUNTEER APPRECIATION	255.00
			2011574		FAC SUPPLIES	68.40
			2011575		SPRAY TRUCK PARTS	23.91
			2023 AEP		AEP WEBINAR	185.00
			2065078		ISSUU MARKETING ANNUAL FEE	312.00
			2075463		SPECIAL EVENTS - HAND SOAP	8.02
			208769		TRAINING BOOKS	374.97
			2231570		GROUND MAINT	241.33
			2249035		OFFICE SUPPLIES	53.48
			227541365		RECORDED DOCUMENTS - SERIVI	0.04
			2281840		GAS MONITORS	1,120.59
			230606094796		LICENSE RENEWAL - MORGAN	180.00
			2393067		ENGINEERING SUPPLIES	91.56
			2495413		SENIOR SUPPLIES	247.80
			2514321		MATERIALS AND SUPPLIES	76.80
			2515037		SPECIAL EVENTS - RESTROOM FL	113.13

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134039	7/26/2023	10001 US BANK	(Continued)			
			25207065		PROMOTIONAL SUPPLIES	2,493.41
			2603043904		DOMAIN NAME REGISTRATION	105.64
			2625831		SPECIAL EVENT SUPPLIES - GENE	91.78
			272957		EMS SUPPLIES	165.40
			27654192		CONCERT BANNERS	485.39
			27668260		REC BANNERS	573.37
			27730629		BANNER FOR SUMMER CONCERT	52.09
			2841010		SPRAY TRUCK PARTS	193.94
			28869765		PUBLIC EDUCATION MATERIALS	1,243.05
			2907		TEEN CENTER SUPPLIES	858.02
			2F66TY		FY23/24 AIRFARE FOR LEAGUE OF	362.96
			2FGV6F		FY23/24 AIRFARE FOR LEAGUE OF	362.96
			2FLJ8Z		FY23/24 AIRFARE FOR LEAGUE OF	362.96
			3021641		GROUNDS MAINT	248.83
			3057814		GROUND MAINT	35.27
			3105827		OFFICE SUPPLIES	50.90
			3105827-2		OFFICE SUPPLIES	35.55
			3118655		OFFICE SUPPLIES	93.97
			312		MEETING SUPPLIES	16.61
			3188500-00		MATERIALS AND SUPPLIES	2,247.41
			33073		VEHICLE REPAIR PART	261.80
			33073CR		CR, PRICE CORRECTION	-261.80
			335751696-1		SUMMER CONCERT T SHIRTS	1,504.15
			3375587		APA MEMBERSHIP RENEWAL -DOL	727.00
			350037043		BUILDING SUPPLIES	211.10
			35W48O		LODGING FOR CA TRAILS AND GR	364.68
			3731		STAFF TRAINING LUNCH	64.33
			3777039		MATERIALS & SUPPLIES	351.11
			4196258		DAY CAMP SUPPLIES	207.87
			4227408		FRAMES FOR CORE COMMUNITY	168.00
			450650262211		LODGING FOR ICSC CONFERENCI	135.90
			4761866		OFFICE SUPPLIES	13.24
			47960		MILITARY APPRECIATION EVENT	427.00
			482720		MONARCH WAYSTATION REGISTR	43.95
			4894639		OFFICE SUPPLIES	13.94
			4913112		WELLNESS PROGRAM EVENT	530.00

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134039	7/26/2023	10001 US BANK	(Continued)			
			4978		TEEN CENTER ACTIVITY	21.44
			4H2W4F		CA CHIEFS WORKSHOP	242.96
			5075412		GROUND MAINT	119.02
			5124212		STATION SUPPLIES	123.85
			5212023		ICSC CONFERENCE TRANSPORTA	61.90
			5232023		ICSC CONFERENCE TRANSPORTA	26.31
			531264573		GROUNDS MAINT	186.43
			54738		FOUNTAIN MAINT MAINT/SUP	331.05
			5593833		LIGHT BAR FOR SPECIAL EVENT II	43.06
			5654620		RV TOILET PAPER - SANTEE SALU	32.31
			5819419		MATERIALS & SUPPLIES	103.30
			5852208		EQUIPMENT REPAIR PART	58.32
			5937046		OFFICE SUPPLIES	21.32
			594108		VEHICLE REPAIR PART	18.15
			5960229		OFFICE SUPPLIES	48.36
			6023027		MATERIAL AND SUPPLIES	111.93
			6152023		SUMMER CONCERT SUPPLIES	22.60
			6193857		MATERIALS & SUPPLIES	43.09
			6320242		OFFICE SUPPLIES	62.34
			6381067		SPECIAL EVENT SUPPLIES - GENE	5.37
			6453820		FITNESS EQUIPMENT	419.15
			647433		FITNESS PROGRAM SUBSCRIPTIC	49.50
			6520427		GROUND MAINT	133.48
			656763		CERT DRILL	40.00
			6604235		ENGINEERING SUPPLIES	25.75
			6622647		GROUND MAINT	81.18
			662821		STATION SUPPLIES	990.80
			67336		MATERIAL AND SUPPLIES	31.85
			6733812		TRAINING BOOKS	140.38
			6781806		MATERIALS & SUPPLIES	46.31
			6877056		OFFICE SUPPLIES	17.20
			6953057		VEHICLE SUPPLIES	194.30
			70088628		EARLYBIRD CHECK IN REFUND	-20.00
			7122666		SENIOR PROGRAM SUPPLIES	18.25
			7127431		EQUIPMENT SUPPLIES	47.08
			7151422		TEEN CENTER SUPPLIES	150.84

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134039	7/26/2023	10001 US BANK	(Continued)			
			7202276		RECORDED DOCUMENT	2.05
			7233023		TEEN CENTER SUPPLIES	36.62
			73715		EMS REFERENCE MATERIALS	1,419.07
			7514822		GAS TAX MATERIALS AND SUPPLIE	56.23
			757-254-543		TEEN CENTER SUPPLIES	65.14
			7641801		HAND SANITIZER FOR EVENTS	30.00
			7713810		STATION SUPPLIES	136.74
			7719433		FACILITY MAINT	19.59
			7794637		FACILITY MAINT	46.04
			7924211		MATERIALS & SUPPLIES	9.18
			7961043		SKATE PARK SUPPLIES	23.65
			80891		PLOTTER PAPER	220.87
			8195456		OFFICE SUPPLIES	23.14
			8296220		OFFICE SUPPLIES	24.16
			8359		TRAINING BOOKS	72.60
			838348		APWA 2023 CONFERENCE REGIST	50.00
			8385015		MATERIALS & SUPPLIES	67.82
			8506		MILITARY APPRECIATION EVENT	478.79
			86194405		FACILITY EQUIPMENT	594.87
			8671432		OFFICE SUPPLIES	18.58
			8696		TEEN CENTER & DAY CAMP SUPPI	58.44
			8756206		MATERIALS & SUPPLIES	813.45
			88225		GROUNDS MAINT	193.56
			88735		STAFF UNIFORMS	244.69
			88736		CAMP SHIRTS	864.77
			9013547		SMALL TOOLS	43.07
			9095431		OFFICE SUPPLIES	33.39
			9127438		SPECIAL EVENT GAMES	47.40
			91451		SENIOR PROGRAM SUPPLIES	57.70
			946E3F-0004		TELEPROMPTER SUBSCRIPTION	65.31
			9483452		SPECIAL EVENT CANOPIES	428.54
			9524560		MATERIAL AND SUPPLIES	100.76
			9830668		SPECIAL EVENT WRISTBANDS	27.76
			9888246-1		RETURN/CREDIT	-218.82
			9888246-2		RETURN/CREDIT	-109.41
			991204		SPRAY TRUCK PARTS	259.38

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134039	7/26/2023	10001 US BANK	(Continued)			
			CORRECTED 33073		VEHICLE REPAIR PART	245.56
			D5H5Y5		FY23/24 LEAGUE OF CA CITIES AN	650.00
			GDNZVBF4F7B		APA CALIFORNIA CONFERENCE	778.00
			H46J3		FY23/24 LEAGUE OF CA CITIES AN	650.00
			H7Q4W7		FY23/24 LEAGUE OF CA CITIES AN	650.00
			NDNDNHV5GQV		APA CALIFORNIA CONFERENCE VI	200.00
			OAFZFE		CONFERENCE TRANSPORTATION	237.80
			P7P9R5		FY23/24 LEAGUE OF CA CITIES AN	650.00
			R204051022		MARKETING PROMOTIONAL MATE	1,205.72
			WP68701537		TRASH CANS - CITY HALL BATHRC	215.50
			WPR9046243A		FOUNTAIN REPAIR/MAINT	71.64
			WPR9046243B		FOUNTAIN MAINT /SUPPLIES	214.93
					<b>Total :</b>	<b>50,641.27</b>

1 Vouchers for bank code : ubgen

Bank total : 50,641.27

1 Vouchers in this report

Total vouchers : 50,641.27

Prepared by: Juan M  
 Date: 7-26-23  
 Approved by: E. B. R.  
 Date: 7-26-23



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
139223	7/26/2023	10429 CALPERS	100000017215337		UNFUNDED LIABILITY MISC PLAN	1,476,395.00
			100000017215347		UNFUNDED LIABILITY SAFETY PLA	2,299,938.00
					<b>Total :</b>	<b>3,776,333.00</b>
2563023	7/26/2023	10429 CALPERS	100000017215357		UNFUNDED LIABILITY SAFETY PLA	3,766.00
					<b>Total :</b>	<b>3,766.00</b>
<b>2 Vouchers for bank code : ubgen</b>						<b>Bank total : 3,780,099.00</b>
<b>2 Vouchers in this report</b>						<b>Total vouchers : 3,780,099.00</b>


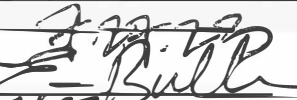
Prepared by: Juan M  
Date: 7-31-23  
Approved by: E Bull  
Date: 7-31-23

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134073	7/27/2023	12724 AMERICAN FIDELITY ASSURANCE	D615064		VOLUNTARY LIFE INS-AM FIDELITY	4,080.54
					<b>Total :</b>	<b>4,080.54</b>
134074	7/27/2023	12903 AMERICAN FIDELITY ASSURANCE CO	2216907A 2216908A		FLEXIBLE SPENDING ACCOUNT	2,449.28
					FLEXIBLE SPENDING ACCOUNT	2,449.28
					<b>Total :</b>	<b>4,898.56</b>
134075	7/27/2023	12722 FIDELITY SECURITY LIFE	165847620		EYEMED - VOLUNTARY VISION	1,102.94
					<b>Total :</b>	<b>1,102.94</b>
134076	7/27/2023	10508 LIFE INSURANCE COMPANY OF	July 2023		LIFE/LTD INSURANCE	2,975.71
					<b>Total :</b>	<b>2,975.71</b>
134077	7/27/2023	14452 MEDICAL AIR SERVICES ASSC, MASA	1591583		MEDICAL AIR TRANSPORT SVCS	154.00
					<b>Total :</b>	<b>154.00</b>
134078	7/27/2023	14458 METROPOLITAN LIFE INSURANCE	77903280		VOLUNTARY LEGAL	210.00
					<b>Total :</b>	<b>210.00</b>
134079	7/27/2023	10784 NATIONAL UNION FIRE INSURANCE	July 2023		VOLUNTARY AD&D	62.45
					<b>Total :</b>	<b>62.45</b>
134080	7/27/2023	10335 SAN DIEGO FIREFIGHTERS FEDERAL	July 2023		LONG TERM DISABILITY-SFFA	1,504.50
					<b>Total :</b>	<b>1,504.50</b>
134081	7/27/2023	10424 SANTEE FIREFIGHTERS	PPE 7/19/23		DUES/PEC/BENEVOLENT/BC EXP	4,052.46
					<b>Total :</b>	<b>4,052.46</b>
134082	7/27/2023	10776 STATE OF CALIFORNIA	PPE 7/19/23		WITHHOLDING ORDER	449.53
					<b>Total :</b>	<b>449.53</b>
134083	7/27/2023	10776 STATE OF CALIFORNIA	PPE 7/19/23		WITHHOLDING ORDER	225.23
					<b>Total :</b>	<b>225.23</b>
134084	7/27/2023	14467 TEXAS LIFE INSURANCE COMPANY	SM0FOU20230716001		VOLUNTARY INS RIDERS	110.35
					<b>Total :</b>	<b>110.35</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
134085	7/27/2023	10001 US BANK	PPE 7/19/23		PARS RETIREMENT	1,501.56	
						<b>Total :</b>	<b>1,501.56</b>
134086	7/27/2023	14600 WASHINGTON STATE SUPPORT	PPE 7/19/23		WITHHOLDING ORDER	751.84	
						<b>Total :</b>	<b>751.84</b>
<b>14 Vouchers for bank code : ubgen</b>						<b>Bank total :</b>	<b>22,079.67</b>
<b>14 Vouchers in this report</b>						<b>Total vouchers :</b>	<b>22,079.67</b>

Prepared by:   
Date: 7/27/23  
Approved by:   
Date: 7/27/23

EARNINGS SECTION				DEDUCTIONS SECTION			LEAVE SECTION					
Type	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
				rhsabc	23,715.39	474.30						
				roth	44,404.91	6,362.97						
				sb-1		81.84						
				sb-3		72.39						
				sffa		3,444.54						
				sffapc		465.12						
				st1cs3	82,452.60	2,473.61	-2,473.61					
				st2cs3	14,096.76	422.91	-422.91					
				texlif		55.16						
				vaccpr		536.20						
				vaccpt		232.89						
				vcanpr		328.21						
				vcanpt		116.75						
				vgcipt		79.44						
				vision		542.75						
				voladd		31.19						
				voldis		234.94						
				vollif		236.84						
				vollpb								
							-235.75					
<b>Grand Totals</b>	16,051.25		649,906.32			228,875.53	81,181.06					

<b>Gross:</b>	649,906.32
<b>Net:</b>	421,030.79

<< No Errors / 14 Warnings >>

*E Bull*  
7/25/23  
*JPE* 7/19/23  
Pay date 7/27/23

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134087	7/27/2023	14626 HC WEST, LLC	SDS1224480-1	53969	FY 22/23 AS NEEDED BACKFLOW I	459.00
					<b>Total :</b>	<b>459.00</b>
134088	7/27/2023	10292 ALL STAR FIRE EQUIPMENT INC	168979	53858	SAFETY EQUIPMENT	1,177.03
					<b>Total :</b>	<b>1,177.03</b>
134089	7/27/2023	10412 AT&T	000020125550		TELEPHONE	842.32
					<b>Total :</b>	<b>842.32</b>
134090	7/27/2023	14306 AZTEC LANDSCAPING, INC	J1539	53940	CUSTODIAL SERVICES - PARKS	4,523.69
					<b>Total :</b>	<b>4,523.69</b>
134091	7/27/2023	14916 BAND OVERBOARD	2325	54305	SANTEE SUMMER CONCERT	1,500.00
					<b>Total :</b>	<b>1,500.00</b>
134092	7/27/2023	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS JUNE 2023		LEGAL SVCS JUNE 2023	65,009.00
					<b>Total :</b>	<b>65,009.00</b>
134093	7/27/2023	14981 BFS GROUP LLC DBA DIXIELINE	04-0351860 04-0351861		BUILDING MATERIALS & SUPPLIES BUILDING MATERIALS & SUPPLIES	454.39 857.68
					<b>Total :</b>	<b>1,312.07</b>
134094	7/27/2023	12328 CINTAS FIRE 636525	020D573010	54172	ANNUAL FIRE EXTINGUISHER SER	487.28
					<b>Total :</b>	<b>487.28</b>
134095	7/27/2023	10035 COMPETITIVE METALS INC	478934	54045	METAL SUPPLIES & SERVICES	1,568.11
					<b>Total :</b>	<b>1,568.11</b>
134096	7/27/2023	10171 COUNTY OF SAN DIEGO AUDITOR &	03/2023 AGENCY REV 03/2023 DMV REVENUE 03/2023 PHOENIX REV 04/2023 AGENCY REV 04/2023 DMV REVENUE 04/2023 PHOENIX REV		03/2023 AGENCY PARK CITE REPT 03/2023 DMV PARK CITE REPT 03/2023 PHOENIX CITE REV REPT 04/2023 AGENCY PARK CITE REPT 04/2023 DMV PARK CITE REPT 04/2023 PHOENIX CITE REV REPT	433.25 652.25 1,085.50 344.75 243.75 1,189.75
					<b>Total :</b>	<b>3,949.25</b>
134097	7/27/2023	10358 COUNTY OF SAN DIEGO	23CTOFSAN12	54019	REGIONAL COMMUNICATIONS SY:	2,565.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134097	7/27/2023	10358 COUNTY OF SAN DIEGO	(Continued) 23CTOFSASN12	53941	800 MHZ RADIO ACCESS	1,909.50
					<b>Total :</b>	<b>4,474.50</b>
134098	7/27/2023	10333 COX COMMUNICATIONS	094486701; JUN23		CITY HALL GROUP BILL	3,396.09
					<b>Total :</b>	<b>3,396.09</b>
134099	7/27/2023	10046 D MAX ENGINEERING INC	7948	54166	WATER QUALITY MONITORING	811.00
					<b>Total :</b>	<b>811.00</b>
134100	7/27/2023	12438 DIESEL PRINT CO, LLC	3217	54093 54093	VETERAN BANNERS - PRINTED	1,205.29
					<b>Total :</b>	<b>1,205.29</b>
134101	7/27/2023	13582 DOWNSTREAM SERVICES INC	4-2021-20 4R - CIP2021-20	54210	STORM DRAIN TRASH DIVERSION RETENTION #4 CIP 2021-20	42,298.32 -2,114.92
					<b>Total :</b>	<b>40,183.40</b>
134102	7/27/2023	10009 FIRE ETC	181179	53880	LIGHTING EQUIPMENT	1,752.67
					<b>Total :</b>	<b>1,752.67</b>
134103	7/27/2023	12495 GROSSMONT UNION	AR014285	54340	SANTANA SPORTS COURTS	20,000.00
					<b>Total :</b>	<b>20,000.00</b>
134104	7/27/2023	11875 HALL, RONN	05152023		SMARTCITIES CONNECT CONVEN	32.75
					<b>Total :</b>	<b>32.75</b>
134105	7/27/2023	10070 HAWTHORNE CAT MACHINERY	21741001	53994	FY 22/23 EQUIPMENT RENTAL	2,487.96
					<b>Total :</b>	<b>2,487.96</b>
134106	7/27/2023	11196 HD SUPPLY FACILITIES	9215794509 9215794510	53995 53995	FACILITIES MAINTENANCE SUPPLI FACILITIES MAINTENANCE SUPPLI	1,737.74 151.11
					<b>Total :</b>	<b>1,888.85</b>
134107	7/27/2023	13558 KIFER HYDRAULICS CO, INC	80667	53887	VEHICLE REPAIR PARTS	50.88
					<b>Total :</b>	<b>50.88</b>
134108	7/27/2023	10306 MOTOROLA SOLUTIONS INC	8281645862	54056	APX 8000 PORTABLE RADIOS	823.90

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134108	7/27/2023	10306 10306 MOTOROLA SOLUTIONS INC	(Continued)			<b>Total : 823.90</b>
134109	7/27/2023	12815 MUNICIPAL MANAGEMENT (MMASC)	6682		MMASC SEMINAR	10.00
						<b>Total : 10.00</b>
134110	7/27/2023	10308 O'REILLY AUTO PARTS	2968-163079	53896	VEHICLE SUPPLIES	245.54
						<b>Total : 245.54</b>
134111	7/27/2023	14614 PARADIGM MECHANICAL CORP	5685	53951	FY 22/23 HVAC MAINT & REPAIRS	200.00
			5686	53951	FY 22/23 HVAC MAINT & REPAIRS	200.00
			5687	53951	FY 22/23 HVAC MAINT & REPAIRS	200.00
			5688	53951	FY 22/23 HVAC MAINT & REPAIRS	200.00
			5689	53951	FY 22/23 HVAC MAINT & REPAIRS	200.00
			5690	53951	FY 22/23 HVAC MAINT & REPAIRS	265.00
						<b>Total : 1,265.00</b>
134112	7/27/2023	10092 PHOENIX GROUP INFO SYSTEMS	062023031	54127	FY 22-23 PARKING CITE PROCESS	736.61
						<b>Total : 736.61</b>
134113	7/27/2023	10161 PRIZM JANITORIAL SERVICES INC	34746	53931	FY 22/23 CUSTODIAL SERVICES - (	4,988.24
						<b>Total : 4,988.24</b>
134114	7/27/2023	10101 PROFESSIONAL MEDICAL SUPPLY	B023939	53958	OXYGEN CYLINDERS & REFILLS	99.00
			B023940	53958	OXYGEN CYLINDER RENTAL & REI	108.00
						<b>Total : 207.00</b>
134115	7/27/2023	10221 QUALITY CODE PUBLISHING LLC	GC0011182	54038	MUNICIPAL CODE CODIFICATION S	1,060.00
						<b>Total : 1,060.00</b>
134116	7/27/2023	10095 RASA	5730	54062	MAP CHECK - LANTERN CREST RII	1,625.00
						<b>Total : 1,625.00</b>
134117	7/27/2023	13171 SC COMMERCIAL, LLC	2420085-IN	53902	DELIVERED FUEL	253.51
			2420766-IN	53902	DELIVERED FUEL	279.22
						<b>Total : 532.73</b>
134119	7/27/2023	10585 SHARP REES-STEALY MEDICAL	381013598	53903	PRE-PLACEMENT PHYSICAL	106.00
			381013599	53903	PRE-PLACEMENT PHYSICAL	61.00

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134119	7/27/2023	10585 SHARP REES-STEALY MEDICAL	(Continued)			
			381013600	53903	PRE-PLACEMENT PHYSICAL	145.00
			381013601	53903	PRE-PLACEMENT PHYSICAL	56.00
			381026955	53903	PRE-PLACEMENT PHYSICAL	106.00
			381032652	53903	PRE-PLACEMENT PHYSICAL	106.00
			381032691	53903	PRE-PLACEMENT PHYSICAL	106.00
			381032693	53903	PRE-PLACEMENT PHYSICAL	56.00
			381032694	53903	PRE-PLACEMENT PHYSICAL	42.00
			381032695	53903	PRE-PLACEMENT PHYSICAL	59.00
			381106867	53903	PRE-PLACEMENT PHYSICAL	61.00
			381106868	53903	PRE-PLACEMENT PHYSICAL	40.00
			381106869	53903	PRE-PLACEMENT PHYSICAL	60.00
			381106870	53903	PRE-PLACEMENT PHYSICAL	47.00
			381106871	53903	PRE-PLACEMENT PHYSICAL	245.00
			381106872	53903	PRE-PLACEMENT PHYSICAL	56.00
			381108030	53903	PRE-PLACEMENT PHYSICAL	47.00
			381108031	53903	PRE-PLACEMENT PHYSICAL	160.00
			381108032	53903	PRE-PLACEMENT PHYSICAL	42.00
			381108033	53903	PRE-PLACEMENT PHYSICAL	40.00
			381108034	53903	PRE-PLACEMENT PHYSICAL	60.00
			381108035	53903	PRE-PLACEMENT PHYSICAL	56.00
			381109134	53903	PRE-PLACEMENT PHYSICAL	106.00
			381109457	53903	PRE-PLACEMENT PHYSICAL	40.00
			381109462	53903	PRE-PLACEMENT PHYSICAL	65.00
			381109509	53903	PRE-PLACEMENT PHYSICAL	206.00
			381109519	53903	PRE-PLACEMENT PHYSICAL	57.00
			381109523	53903	PRE-PLACEMENT PHYSICAL	106.00
			381109526	53903	PRE-PLACEMENT PHYSICAL	65.00
			381109529	53903	PRE-PLACEMENT PHYSICAL	42.00
			381109533	53903	PRE-PLACEMENT PHYSICAL	65.00
			381109537	53903	PRE-PLACEMENT PHYSICAL	65.00
			381109545	53903	PRE-PLACEMENT PHYSICAL	65.00
			381109549	53903	PRE-PLACEMENT PHYSICAL	65.00
			381397995	53903	PRE-PLACEMENT PHYSICAL	984.00
			381993370	53903	PRE-PLACEMENT PHYSICAL	59.00
			381993371	53903	PRE-PLACEMENT PHYSICAL	42.00
			381993372	53903	PRE-PLACEMENT PHYSICAL	56.00



Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134119	7/27/2023	10585 SHARP REES-STEALY MEDICAL	(Continued)			
			381993374	53903	PRE-PLACEMENT PHYSICAL	145.00
			381994068	53903	PRE-PLACEMENT PHYSICAL	61.00
			381994069	53903	PRE-PLACEMENT PHYSICAL	40.00
			381994070	53903	PRE-PLACEMENT PHYSICAL	56.00
			381994108	53903	PRE-PLACEMENT PHYSICAL	106.00
			381994110	53903	PRE-PLACEMENT PHYSICAL	56.00
			381994112	53903	PRE-PLACEMENT PHYSICAL	59.00
			381995960	53903	PRE-PLACEMENT PHYSICAL	59.00
			381995961	53903	PRE-PLACEMENT PHYSICAL	42.00
			381995962	53903	PRE-PLACEMENT PHYSICAL	56.00
			381995966	53903	PRE-PLACEMENT PHYSICAL	61.00
			381995967	53903	PRE-PLACEMENT PHYSICAL	56.00
					<b>Total :</b>	<b>4,642.00</b>
134120	7/27/2023	10837 SOUTHWEST TRAFFIC SIGNAL	82638	54024	USA MARKOUTS	1,025.16
			82639	54024	TRAFFIC SIGNAL SERVICE CALLS	1,635.87
			82640	54024	TRAFFIC SIGNAL MISC. TASKS	2,768.00
			82641	54024	TRAFFIC SIGNAL MISC. TASKS	8,543.77
			82642	54024	TRAFFIC SIGNAL MISC. TASKS	4,455.29
					<b>Total :</b>	<b>18,428.09</b>
134121	7/27/2023	10217 STAPLES ADVANTAGE	3541303966	53981	OFFICE SUPPLIES - PB&E	261.88
					<b>Total :</b>	<b>261.88</b>
134122	7/27/2023	10027 STATE OF CALIFORNIA	666833		FINGERPRINTING SERVICES	352.00
					<b>Total :</b>	<b>352.00</b>
134123	7/27/2023	10119 STEVEN SMITH LANDSCAPE INC	52061	53937	FY 22/23 AREA 1 LANDSCAPE SEF	54,517.92
			52062	53938	FY 22/23 AREA 2 LANDSCAPE SER	20,182.33
			52063	53985	FY 22/23 AREA 3 LANDSCAPE SER	12,919.22
			52068	53938	FY 22/23 AREA 2 LANDSCAPE SER	1,138.96
			52069	53938	FY 22/23 AREA 2 LANDSCAPE SER	643.76
			52070	53937	FY 22/23 AREA 1 LANDSCAPE SEF	2,558.40
			52071	53985	FY 22/23 AREA 3 LANDSCAPE SER	990.30
			52072-343790	53938	FY 22/23 AREA 2 LANDSCAPE SER	7,658.32
			52072-343791	53938	FY 22/23 AREA 2 LANDSCAPE SER	6,172.87

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134123	7/27/2023	10119 STEVEN SMITH LANDSCAPE INC	(Continued)			
			52072-343792	53938	FY 22/23 AREA 2 LANDSCAPE SER	5,050.53
			52072-343794	53985	FY 22/23 AREA 3 LANDSCAPE SER	1,716.46
			52072-343795	53985	FY 22/23 AREA 3 LANDSCAPE SER	297.09
			52072-343796	53985	FY 22/23 AREA 3 LANDSCAPE SER	825.25
			52072-343797	53985	FY 22/23 AREA 3 LANDSCAPE SER	594.18
			52072-343798	53985	FY 22/23 AREA 3 LANDSCAPE SER	198.06
			52072-439884	53985	FY 22/23 AREA 3 LANDSCAPE SER	2,245.00
			52072-439886	53985	FY 22/23 AREA 3 LANDSCAPE SER	1,480.00
			52072-745044	53985	FY 22/23 AREA 3 LANDSCAPE SER	495.15
			52072-745046	53985	FY 22/23 AREA 3 LANDSCAPE SER	990.30
			52096	53938	FY 22/23 AREA 2 LANDSCAPE SER	198.08
			52122	53985	FY 22/23 AREA 3 LANDSCAPE SER	247.60
			52123	53938	FY 22/23 AREA 2 LANDSCAPE SER	198.08
					<b>Total :</b>	<b>121,317.86</b>
134124	7/27/2023	10316 TCB EMBROIDERY	18697	54195	FY 22/23 PSD UNIFORM APPAREL	2,371.06
					<b>Total :</b>	<b>2,371.06</b>
134125	7/27/2023	10250 THE EAST COUNTY	132321-132323		LEGAL POSTING - PUBLIC HEARIN	1,452.50
					<b>Total :</b>	<b>1,452.50</b>
134126	7/27/2023	11193 TMAN TRAFFIC SUPPLY	14746	54133	TRAFFIC SIGNS & SUPPLIES	313.60
					<b>Total :</b>	<b>313.60</b>
134127	7/27/2023	14354 TRILOGY MEDWASTE WEST, LLC	1354677-REVISED	54284	BIOMEDICAL WASTE DISPOSAL	272.64
			1354678	54284	BIOMEDICAL WASTE DISPOSAL	161.16
			1404801	54284	BIOMEDICAL WASTE DISPOSAL	156.01
			1404802	54284	BIOMEDICAL WASTE DISPOSAL	156.01
					<b>Total :</b>	<b>745.82</b>
134128	7/27/2023	10133 UNDERGROUND SERVICE ALERT	22-2304742	54013	DIG ALERT SERVICES - STATE FEE	53.58
			620230702	54013	DIG ALERT - MONTHLY TICKETS	158.75
					<b>Total :</b>	<b>212.33</b>
134129	7/27/2023	10550 UNIFORMS PLUS INC	62923	53983	CLASS B UNIFORMS	3,041.78
					<b>Total :</b>	<b>3,041.78</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134130	7/27/2023	14768 VETERANS OF FOREIGN WARS	NPG-011		ARPA NON PROFIT GRANT ASSIST	20,000.00
<b>Total :</b>						<b>20,000.00</b>
134131	7/27/2023	10136 WEST COAST ARBORISTS INC	201513	53939	FY22/23 URBAN FORESTRY MANA	1,152.00
			201567	53939	FY22/23 URBAN FORESTRY MANA	2,304.00
			201568	53939	FY22/23 URBAN FORESTRY MANA	2,840.40
<b>Total :</b>						<b>6,296.40</b>

44 Vouchers for bank code : ubgen

Bank total : 348,040.48

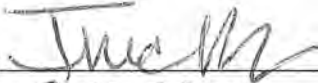
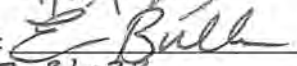
44 Vouchers in this report

Total vouchers : 348,040.48

Prepared by: *J. Smith*  
Date: 7-27-23  
Approved by: *E. Bull*  
Date: 7-27-23

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>
6318733	7/28/2023	14704 457 MISSIONSQUARE	PPE 7/19/23		ICMA - 457	35,098.69
					<b>Total :</b>	<b>35,098.69</b>
6630059	7/28/2023	14705 RHS MISSIONSQUARE	PPE 7/19/23		RETIREE HSA	4,474.58
					<b>Total :</b>	<b>4,474.58</b>
<b>2 Vouchers for bank code : ubgen</b>						<b>Bank total : 39,573.27</b>
<b>2 Vouchers in this report</b>						<b>Total vouchers : 39,573.27</b>

Prepared by:   
Date: 7-31-23  
Approved by:   
Date: 7-31-23

**MEETING DATE** August 9, 2023

**ITEM TITLE** APPROVAL OF THE EXPENDITURE OF \$65,009.00 FOR JUNE 2023  
**LEGAL SERVICES**

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

**SUMMARY**

Legal services invoices proposed for payment for the month of June 2023 total \$65,009.00 as follows:

1) General Retainer Services	\$ 16,530.00
2) Labor & Employment	9,792.00
3) Litigation & Claims	4,611.30
4) Special Projects - General Fund	17,255.91
5) Special Projects – Other Funds	12,107.39
6) Third-Party Reimbursable Projects	<u>4,712.40</u>
Total	<u>\$ 65,009.00</u>

**FINANCIAL STATEMENT**

Account Description: Legal Services

	<u>AMOUNT</u>	<u>BALANCE</u>
General Fund:		
Adopted Budget	\$ 691,360.00	
Revised Budget	821,360.00	
Prior Expenditures	(769,427.24)	
Current Request	(48,189.21)	\$ 3,743.55
Other Funds (excluding third-party reimbursable items):		
Adopted Budget	\$ 150,000.00	
Revised Budget	150,000.00	
Prior Expenditures	(100,885.95)	
Current Request	(12,107.39)	\$ 37,006.66

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *MSB*

Approve the expenditure of \$65,009.00 for June 2023 legal services and reimbursable costs.

**ATTACHMENTS**

1. Legal Services Billing Summary June 2023
2. Legal Services Billing Recap FY 2022-23



**LEGAL SERVICES BILLING SUMMARY  
JUNE 2023**

DESCRIPTION	CURRENT AMOUNT	INVOICE NUMBER	NOTES
Retainer <b>1001.00.1201.51020</b>	\$ 16,530.00 <u>16,530.00</u>	970135	
Labor & Employment: Labor & Employment Employee Benefits <b>1001.00.1201.51020</b>	9,562.50 229.50 <u>9,792.00</u>	970112 970119	
Litigation & Claims: Litigation & Claims Affordable Housing Coalition of San Diego County Parcel 4 Litigation <b>1001.00.1201.51020</b>	2,677.50 1,627.80 306.00 <u>4,611.30</u>	970113 970117 970122	
Special Projects (General Fund): Community Oriented Policing CEQA Special Advice Water Quality Prop 218 Parcel 4 Hotel Advanced Records Center Services for PRA Cannabis COVID-19 Related (ARPA) <b>1001.00.1201.51020</b>	6,476.41 739.50 586.50 3,742.50 535.50 2,370.50 1,861.50 943.50 <u>17,255.91</u>	970114 970129 970118 970120 970121 970124 970125 970136	
Special Projects (Other Funds): Mobile Home Rent Control Commission Cuyamaca Street Right-of-Way Acquisition CSA 69 Dissolution/SLEMSA JPA	153.00 8,205.89 3,748.50 <u>12,107.39</u>	970116 970123 970126	<b>2901.04.4106.51020</b> <b>cip71402.30.05</b> <b>5505.00.1901.51020</b>
Third-Party Reimbursable: Sky Ranch (AIR) MSCP Subarea Plan MSCP Subarea Plan Santee Auto Center CUP Redevelopment of Carlton Oaks Golf Course Shadow Hill Road Project	39.60 39.60 1,148.40 356.40 2,970.00 158.40 <u>4,712.40</u>	970127 970128 970128 970132 970130 970133	<b>grd0928a.40.05</b> <b>spp2101a.93.05</b> <b>spp2101a.94.05</b> <b>cup2210a.10.05</b> <b>cup1906a.10.05</b> <b>res2103a.10.05</b>
<b>Total</b>	<b>\$ 65,009.00</b>		

**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	\$ 181,988.85	\$ 18,371.15	June-23	\$ 16,530.00
Labor & Employment	60,000.00	110,000.00	75,552.16	34,447.84	June-23	9,792.00
Litigation & Claims	90,000.00	90,000.00	154,576.26	(64,576.26)	June-23	4,611.30
Special Projects	341,000.00	421,000.00	357,309.97	63,690.03	June-23	17,255.91
<b>Total</b>	<b><u>\$ 691,360.00</u></b>	<b><u>\$ 821,360.00</u></b>	<b><u>\$ 769,427.24</u></b>	<b><u>\$ 51,932.76</u></b>		<b><u>\$ 48,189.21</u></b>
<b>Other City Funds:</b>						
MHFP Commission	\$ 12,000.00	\$ 12,000.00	\$ 13,056.00	\$ (1,056.00)	June-23	\$ 153.00
Capital Projects	75,000.00	75,000.00	31,447.01	43,552.99	June-23	8,205.89
SLEMSA JPA	60,000.00	60,000.00	56,382.94	3,617.06	June-23	3,748.50
Highway 52 Coalition	3,000.00	3,000.00	-	3,000.00	June-23	-
<b>Total</b>	<b><u>\$ 150,000.00</u></b>	<b><u>\$ 150,000.00</u></b>	<b><u>\$ 100,885.95</u></b>	<b><u>\$ 49,114.05</u></b>		<b><u>\$ 12,107.39</u></b>
<b>Third-Party Reimbursable:</b>						
<b>Total</b>			<b><u>\$ 189,910.18</u></b>			<b><u>\$ 4,712.40</u></b>

<b>Total Previously Spent to Date FY 2022-23</b>	
<b>General Fund</b>	<b>\$ 769,427.24</b>
<b>Other City Funds</b>	<b>100,885.95</b>
<b>Applicant Deposits or Grants</b>	<b>189,910.18</b>
<b>Total</b>	<b><u>\$ 1,060,223.37</u></b>


<b>Total Proposed for Payment</b>	
<b>General Fund</b>	<b>\$ 48,189.21</b>
<b>Other City Funds</b>	<b>12,107.39</b>
<b>Applicant Deposits or Grants</b>	<b>4,712.40</b>
<b>Total</b>	<b><u>\$ 65,009.00</u></b>

**MEETING DATE**

August 9, 2023

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE TOWN CENTER COMMUNITY PARK WEST, FIELD 1 IMPROVEMENTS (CIP 2022-40) PROJECT AS COMPLETE AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

**DIRECTOR/DEPARTMENT**

Carl Schmitz, Engineering 

**SUMMARY**

This item requests City Council accept the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) project as complete. This project replaced the existing Field 1 ball field with two combination 10U/14U softball fields to meet the community’s need for youth softball.

At its December 8, 2021 meeting, the City Council awarded the construction contract for the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) project for a total contract amount of \$1,666,000.00 to 3-D Enterprises, 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 \$249,900.00 for unforeseen items and additional work associated with the Project.

A Notice to Proceed was issued on January 31, 2022 and the work was substantially completed on October 28, 2022. A dedication ceremony was held on November 1, 2022 and the new softball fields were opened to the public for use. Due to materials delays associated with the COVID-19 pandemic, the project was not completed until July 2023 when back ordered electrical equipment could be received and installed. Six change orders were approved in the amount totaling \$164,130.82 for additional work including a new trash enclosure and irrigation, electrical and concrete repairs to the Town Center Community Park West site.

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

**ENVIRONMENTAL REVIEW**

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

**FINANCIAL STATEMENT** 

Funding for this project was provided by Park-in-Lieu, the American Rescue Plan Act (ARPA) and General Fund reserve funds in the amount totaling \$2,035,900.00.



Design and Bidding	\$ 41,367.56
Construction Contract	1,666,000.00
Construction Change Orders	164,130.82
Construction Engineering/Management	56,616.51
Estimated Project Closeout	<u>4,500.00</u>
Total Project Cost	\$ 1,932,614.89

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *KV/foj MB*

Adopt the attached Resolution:

1. Accepting the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) project as complete; and
2. Authorizing the City Clerk to file a Notice of Completion with the San Diego County Clerk.

**ATTACHMENT**

- Resolution
- Site Map

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
ACCEPTING THE TOWN CENTER COMMUNITY PARK WEST, FIELD 1  
IMPROVEMENTS (CIP 2022-40) PROJECT AS COMPLETE AND FINDING THE ACTION  
IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT  
("CEQA")**

**WHEREAS**, the City Council awarded the construction contract for the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) project to 3-D Enterprises, Inc. on December 8, 2021 in the amount totaling \$1,666,000.00; and

**WHEREAS**, the City Council authorized staff to approve construction change orders in a total amount not to exceed \$249,900.00; and

**WHEREAS**, six change orders were approved in the amount totaling \$164,130.82 for additional work including irrigation, electrical and concrete repairs and installing a new trash enclosure to the existing park site; and

**WHEREAS**, the construction contract was completed for a total contract amount of \$1,830,130.82; and

**WHEREAS**, 3-D Enterprises Inc. has completed the project in accordance with the contract plans and specifications.

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

**SECTION 1:** The work for the construction of the Town Center Community Park West, Field 1 Improvements (CIP 2022-40) project is accepted as complete on this date.

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

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

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

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 9<sup>th</sup> day of August, 2023 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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



CUYAMACA STREET

TOWN CENTER COMMUNITY PARK WEST

RIVER PARK DRIVE

**BEFORE CONSTRUCTION  
SITE MAP**

**SEPTEMBER 2021**



**CONSTRUCTION COMPLETION  
SITE MAP**

**AUGUST 2023**

**MEETING DATE**

August 9, 2023

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE FEDERAL INFRASTRUCTURE FOR REBUILDING AMERICA (INFRA) PROGRAM FOR STATE ROUTE 52 (SR-52) IMPROVEMENTS

**DIRECTOR/DEPARTMENT**

Carl Schmitz, Director of Engineering 

**SUMMARY**

This item requests City Council authorize the submittal of a grant application to the Infrastructure for Rebuilding America (INFRA) program for State Route 52 (SR-52) improvements. The City submitted a similar INFRA application in 2022, and has augmented the current application with additional supporting documentation. The INFRA transportation grant provides needed infrastructure investment for transportation projects of significant national or regional impact. The Bipartisan Infrastructure Law of 2021 appropriated \$3.1 billion to be awarded by the US Department of Transportation ("DOT") for this year's INFRA grants.

Improving SR-52 has been identified by the City Council as a priority for Santee. Phase I of the improvements to SR-52 qualifies under the INFRA program. This item would authorize submittal of an application by staff for Phase I improvements to SR-52. This Phase includes a 4.6-mile long westbound auxiliary/truck climbing lane from Mast Boulevard to Santo Road, relocating a 4.6-mile long Class I Bike Path from the north side of the freeway to the south side, restriping SR-52 from two lanes to three lanes each direction from Mast Boulevard to just east of the San Diego River Bridge, and widening the westbound on-ramp from Mast Boulevard to two lanes.

**ENVIRONMENTAL REVIEW**

This action is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378 because it involves a fiscal activity of governments that will not result in any potentially significant impact on the environment. In the event full funding is eventually obtained for the Phase I improvements, such improvements will be subject to separate environmental review.

**FINANCIAL STATEMENT** 

The estimated cost of Phase I improvements is \$70 million. The subject application seeks \$25 million. Local and state funds include \$12 million programmed in SANDAG's Regional Transportation Improvement Program, \$2.5 million federal fund earmarked for Santee, and \$7 million federal fund earmarked for Caltrans. A non-federal match of approximately \$23.5 million would be required and sought from other local and state sources.

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION** 

Adopt the attached Resolution authorizing City staff to submit an INFRA grant application for Phase I of SR-52 improvements.

**ATTACHMENT**

Resolution



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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE FEDERAL  
INFRASTRUCTURE FOR REBUILDING AMERICA (INFRA) GRANT PROGRAM  
FOR STATE ROUTE 52 (SR-52) IMPROVEMENTS**

**WHEREAS**, State Route 52 (SR-52) is a major east-west transportation corridor that connects residents in east San Diego County to employment centers in west and north county, as well as provides a key freight route for the region; and

**WHEREAS**, SR-52 experiences significant traffic congestion during peak hours affecting commuters and freight traffic alike; and

**WHEREAS**, heavy traffic congestion on SR-52 significantly impacts the quality of life of Santee residents as well as East County residents, and affects the economic vitality of the region; and

**WHEREAS**, improvements planned by SANDAG for SR-52 are not scheduled for completion before 2035; and

**WHEREAS**, the City of Santee has helped stakeholders organize the Highway 52 Coalition to address the traffic issues on SR-52 and has been pursuing opportunities to partner with stakeholders to advance improvements to SR-52; and

**WHEREAS**, an effort is underway with the design work funded by a private developer for Phase I improvements to SR-52; and

**WHEREAS**, additional funds are needed to complete the Phase I improvements; and

**WHEREAS**, the federal Infrastructure for Rebuilding America (INFRA) grant program is currently accepting applications; and

**WHEREAS**, SR-52 Phase I improvements qualify for INFRA grant funds; and

**WHEREAS**, the total estimated cost of SR-52 Phase I improvements is \$70 million; and

**WHEREAS**, this action is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378 because it involves a fiscal activity of governments that will not result in any potentially significant impact on the environment. In the event full funding is eventually obtained for the Phase I improvements, such improvements will be subject to environmental review.

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

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

**Section 1.** City staff is authorized to prepare and submit an INFRA grant application for improvements on SR-52.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9<sup>th</sup> day of August, 2023, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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

**MEETING DATE** August 9, 2023

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS FOR CUYAMACA SERVICE STATION PROJECT (P2017-02, IP2019-03, G-1329) AS COMPLETE.  
LOCATION: 8617 CUYAMACA STREET

**DIRECTOR/DEPARTMENT** Carl Schmitz, Engineering 

**SUMMARY**

This item requests City Council accept the public improvements constructed as part of the Cuyamaca Service Station project, P2017-02, IP2019-03, G-1329, located at 8617 Cuyamaca Street. The public improvements constructed by Chris Salem, include new curb, gutter, driveways, sidewalk, street lighting, and pedestrian ramps, at the north east intersection of Cuyamaca Street and Prospect Avenue.

The public improvements are completed and ready for acceptance and incorporation into the City's maintained street system. All required improvements along the site property frontage at the north east intersection of Cuyamaca Street and Prospect Avenue have been constructed in accordance with the Resolution of Approval (Resolution No. 119-2018), the accepted plans and to the satisfaction of the Director of Engineering.

**ENVIRONMENTAL REVIEW**

Environmental review was completed at the time of conditional use approval. The project was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 pertaining to new construction of commercial structures in an urbanized area that does not exceed 10,000 square feet; and Section 15332 pertaining to infill development projects on sites of five acres or less.

**FINANCIAL STATEMENT** 

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

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

**RECOMMENDATION** 

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

**ATTACHMENTS**

Resolution  
Vicinity Map





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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
ACCEPTING THE PUBLIC IMPROVEMENTS FOR CUYAMACA SERVICE STATION  
PROJECT (P2017-02, IP2019-03, G-1329) AS COMPLETE.  
LOCATION: 8617 CUYAMACA STREET**

**WHEREAS**, on October 10, 2018, Chris Salem, the developer of the Cuyamaca Service Station project, obtained approval (per Resolution No. 119-2018) of Conditional Use Permit P2017-2 to develop at 0.76 acre site located at 8617 Cuyamaca Street with a gas station, accessory car wash, and a commercial building; and

**WHEREAS**, as a condition of approval, the developer entered into a public right of way improvement agreement to construct certain public improvements associated with the development; and

**WHEREAS**, the public improvements on Cuyamaca Street and Prospect Avenue are constructed according to the improvement agreement, accepted plans, and to the satisfaction of the Director of Engineering; and

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

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

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 9<sup>th</sup> day of August 2023, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**JOHN W. MINTO, MAYOR**

**ATTEST:**

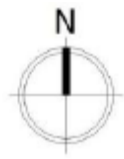
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**ANNETTE ORTIZ, CMC, CITY CLERK**

# Vicinity Map



**Cuyamaca Service Station  
Public Improvements  
(P2017-02, IP2019-03, G-1329)**



**MEETING DATE** August 9, 2023

**ITEM TITLE** RESOLUTION AUTHORIZING THE AGREEMENT BETWEEN THE CITY OF SANTEE AND THE LAKESIDE FIRE PROTECTION DISTRICT FOR NURSE COORDINATOR COST SHARING IN CONNECTION WITH THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY (SLEMSA)

**DIRECTOR/DEPARTMENT** Justin Matsushita, Fire Chief 

**SUMMARY**

The City of Santee and the Lakeside Fire Protection District entered into a Joint Exercise of Powers Agreement forming the Santee-Lakeside Emergency Medical Services Authority ("SLEMSA") to manage the provision of ambulance services in the boundary of the dissolved County Service Area 69 (CSA-69) beginning on January 1, 2023. As part of the Joint Exercise of Powers Agreement, both agencies share expenses associated with SLEMSA.

On March 19, 2023, the Lakeside Fire Protection District entered into an employment agreement with a Nurse Coordinator to provide services to SLEMSA in the form of coordination of services, professional advice, and other related tasks. This cost sharing agreement between the Lakeside Fire Protection District and the City of Santee outlines that each agency will pay for fifty percent (50%) of the Nurse Coordinator's compensation and benefits.

The agreement will continue from year-to-year, subject to City Council approval of the City budget each fiscal year.

**FINANCIAL STATEMENT** *KV*

The City of Santee's fifty percent (50%) share for FY 2022-23 is \$24,000. Funding for this reimbursement to Lakeside Fire Protection District was included in the FY 2022-23 Mid-Year Update. In addition, adequate funding to reimburse Lakeside Fire Protection District 50% of the Nurse Coordinator position was included in the Fire Department's FY 2023-24 adopted budget.

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

**RECOMMENDATION** *KV for MB*

Adopt the attached Resolution approving the agreement between the City of Santee and the Lakeside Fire Protection District for Nurse Coordinator cost sharing in connection with the Santee-Lakeside Emergency Medical Services Authority (SLEMSA).

**ATTACHMENT**

Resolution (with Nurse Coordinator Cost Sharing Agreement attached)



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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE AGREEMENT BETWEEN THE CITY OF SANTEE AND THE LAKESIDE FIRE PROTECTION DISTRICT FOR NURSE COORDINATOR COST SHARING IN CONNECTION WITH THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY (SLEMSA)**

**WHEREAS**, on or about August 31, 2022, the City of Santee and the Lakeside Fire Protection District entered into a Joint Exercise of Powers Agreement forming the Santee-Lakeside Emergency Medical Services Authority (“SLEMSA”) to manage the provision of ambulance services in the boundary of the former CSA-69 effective January 1, 2023; and

**WHEREAS**, as part of the Joint Exercise of Powers Agreement, both agencies share expenses associated with SLEMSA; and

**WHEREAS**, the Lakeside Fire Protection District entered into an employment agreement with a Nurse Coordinator on March 19, 2023 to provide services to SLEMSA in the form of coordination of services, professional advice, and other related tasks; and

**WHEREAS**, the Lakeside Fire Protection District has initiated a cost sharing agreement between their District and the City of Santee outlining that each agency will pay for fifty percent (50%) of the Nurse Coordinator’s compensation and benefits; and

**WHEREAS**, this cost sharing agreement will continue from year-to-year, subject to City Council approval of the City budget each fiscal year; and

**WHEREAS**, the City’s fifty percent (50%) share for FY 2022-23 is \$24,000. Funding for this reimbursement to Lakeside Fire Protection District was included in the FY 2022-23 Mid-Year Update. In addition, adequate funding to reimburse Lakeside Fire Protection District fifty percent (50%) of the Nurse Coordinator position was included in the Fire Department’s FY 2023-24 adopted budget.

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

1. Approves the agreement between the City of Santee and the Lakeside Fire Protection District for Nurse Coordinator cost sharing in connection with the Santee-Lakeside Emergency Medical Services Authority (SLEMSA), a copy of which is attached as Exhibit “A”; and
2. Authorizes the City Manager to execute all necessary documents.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9<sup>th</sup> day of August, 2023, by the following roll call vote, to wit:

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

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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

**Exhibit A: Nurse Coordinator Cost Sharing Agreement**

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

**Exhibit A**

**Nurse Coordinator Cost Sharing Agreement**

[Attached behind this cover page]

**AGREEMENT BETWEEN THE CITY OF SANTEE AND  
THE LAKESIDE FIRE PROTECTION DISTRICT FOR  
NURSE COORDINATOR COST SHARING  
IN CONNECTION WITH THE SANTEE-LAKESIDE  
EMERGENCY MEDICAL SERVICES AUTHORITY  
(SLEMSA)**

THIS AGREEMENT is between the City of Santee, hereinafter referred to as “CITY,” and the LAKESIDE FIRE PROTECTION DISTRICT hereinafter referred to as “DISTRICT,” and collectively hereinafter referred to collectively as “PARTIES” and individually as “PARTY.”

**RECITALS**

**WHEREAS**, PARTIES to this Agreement have entered into a Joint Powers Agreement forming the Santee-Lakeside Emergency Medical Services Authority (“SLEMSA”), which provides BLS and ALS ambulance services in the boundary of former CSA 69; and

**WHEREAS**, the DISTRICT entered into an employment agreement with nurse coordinator, Jennifer Cochran (“Nurse Coordinator”) on or about March 18, 2023 (“Employment Agreement”). A copy of the Employment Agreement is attached hereto as Exhibit A; and

**WHEREAS**, the Nurse Coordinator is an employee of the DISTRICT and as part of her duties and responsibilities provides services to SLEMSA in the form of coordination of services, professional advice and other related tasks; and

**WHEREAS**, PARTIES wish to enter into a cost sharing agreement for the Nurse Coordinator services in connection with SLEMSA; and

**WHEREAS**, the City Council for the City of Santee on February 22, 2023 authorized payment on a reimbursement basis for fifty percent (50%) of the compensation and benefits paid to the Nurse Coordinator, commencing on March 18, 2023 for Fiscal Years 2022-2023 and 2023-2024.

**NOW THEREFORE**, in consideration of the foregoing, the PARTIES hereby agree as follows:

**AGREEMENT**

1. **Compensation and Payment.**

- A. CITY shall pay the DISTRICT fifty percent ( 50%) of the total compensation and benefits paid to the Nurse Coordinator pursuant to the terms and conditions of Exhibit A attached hereto.
- B. For the 2022-2023 and 2023-2024 Fiscal Years, the wages paid to the Nurse Coordinator for services is the sum of \$113,501.44 on an annual basis, which equates to an hourly rate of \$54.57 per hour.
- C. For the 2023-2024 Fiscal Year, and for each year thereafter, DISTRICT will provide CITY with cost information related to the benefits paid to the Nurse Coordinator on a quarterly basis and will provide the final cost amount to CITY no later than May 1st of each year to allow for the City Council's review, approval and adoption with the City Budget, as required. The DISTRICT provided the final cost amount for the 2022-23 Fiscal Year to the CITY in June 2023.

D. DISTRICT shall invoice CITY each quarter in four (4) equal installments in the months of September, December, March, and June of each year. CITY shall pay DISTRICT within 30 calendar days of receiving invoice.

2. Availability of Funding. All terms and conditions of this Agreement are subject to the continued appropriation and availability of funds by either PARTY for the purpose of this Agreement.
3. Term of Agreement. This Agreement is effective as of the 2022-2023 Fiscal Year, and will continue from year to year, subject to City Council approval of the City budget each fiscal year and subject to the termination provisions outlined in this Agreement.
4. Modification. This Agreement may be modified by mutual consent of both PARTIES, with an addendum to this Agreement signed by both PARTIES.
5. Termination. This Agreement may be terminated with cause by either PARTY. Termination shall be effective upon thirty (30) days' prior written notice to the other PARTY.
6. Assignment. Neither this Agreement nor any interest herein may be assigned by either PARTY without the prior written consent of the other PARTY. Neither PARTY shall subcontract to any other person, entity or agency the performance of any of its obligations under this Agreement without the prior written consent of the other PARTY.
7. Notices. Any notice, request, demand or other communication required or permitted hereunder shall be in writing and may be personally delivered or given as of the date of mailing by depositing such notice in the United States mail, first-class postage prepaid and addressed as follows; or to such other place as each PARTY may designate by subsequent written notice to each other:

**To Lakeside Fire Protection District:**

Don Butz  
Chief  
12216 Lakeside Avenue  
Lakeside CA 92040

**To City of Santee:**

Marlene Best  
City Manager  
10601 Magnolia Avenue  
Santee, CA 92071

**IN WITNESS WHEREOF**, the PARTIES by their duly authorized officers have approved the execution of this Agreement effective March 18, 2023.

**LAKESIDE FIRE PROTECTION  
DISTRICT**

**CITY OF SANTEE**

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

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

Title: \_\_\_\_\_

Title: \_\_\_\_\_



**APPROVED AS TO FORM**

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

Title: City Attorney

**Exhibit A:** Employment Agreement

**Exhibit A**

**Employment Agreement**

**[attached behind this cover page]**

**EMPLOYMENT AGREEMENT**  
**Between**  
**Lakeside Fire Protection District**  
**And**  
**Jennifer Cochran**

This Employment Agreement is effective March 18, 2023 (hereinafter "Effective Date"), by and between the Lakeside Fire Protection District (hereinafter "District") and Jennifer Cochran, an individual (hereinafter "Employee") (District and Employee are referred to collectively as "Parties") with respect to the employment of Employee as an EMS Nurse Coordinator of the District.

WHEREAS, the District desires to employ Jennifer Cochran as an EMS Nurse Coordinator of the District; and

WHEREAS, it is the desire of the District to provide certain benefits and establish certain terms and conditions of employment for Employee, all as set forth herein; and

WHEREAS, the District and Employee have negotiated the terms and conditions of employment; and

WHEREAS, Employee desires to accept such employment on the terms and conditions of employment; and

WHEREAS, the parties wish to execute an agreement setting forth the covering terms and conditions of employment; and

NOW, THEREFORE, in consideration of mutual covenants herein contained, the parties agree as follows:

**1. Duties of Employee**

Employee shall serve as an EMS Nurse Coordinator of the District and shall perform all services, acts, or functions necessary or advisable to carry out duties as provided in the current District Duty Statement for that position in addition to peripheral duties as assigned, subject to the direction and control of the Fire Chief and/or their designee within State and Federal laws. Employee shall report directly to the Fire Chief and/or their designee.

**2. Performance Evaluation**

The Fire Chief and/or their designee shall evaluate Employee annually and may evaluate Employee at any lesser interval, at their sole discretion. Evaluations shall be for the purpose of determining Employee's performance level, Employee's attainment of goals and objectives, and Employee's progress in professional development and development of appropriate relationships, both within the District and with the entities with which the District has or reasonably requires a working relationship.

**3. Employment Relationship**

Employee is an at-will employee hired for an indefinite and unspecified duration, and there is no guarantee of employment for any specific length of time. Employee has no property right in their employment. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the District to terminate the services of Employee at any time for any reason.

**4. Assignment and Hours of Work**

The Fire Chief shall make all assignments based on the needs of the District. Employee's hours of work shall generally be 40 hours based on a Monday through Friday schedule from 0700 start time. Only the Fire Chief may modify the workday on a routine or occasional basis to meet the needs of the District, the community, and/or for emergencies. This is an at-will exempt management position.

Employee's work schedule is a modified "9/80 Schedule" as follows: For every two workweeks, Employee works eight (8) nine (9) hour days, one (1) eight (8) hour day, and has Friday off every other week. The workweek for FLSA overtime purposes shall start four (4) hours into the eight (8) hour work day.

**5. District Policies and Procedures**

Employee acknowledges and agrees that the Employee shall be subject to the District's Policy and Procedures Manual, and any duly adopted District policies.

**6. Wages**

**A. Compensation**

As compensation for the services hereunder, Employee shall receive a salary of \$113,501.44 annually, which equates to \$54.57 hourly (Step A), in accordance with the District's Salary Schedule (Exhibit A). Employee's wages will be payable in bi-weekly installments at the same time and in the same manner as other employees of the District are paid. Overtime is not available to at-will, FLSA exempt positions.

District agrees to consider and adjust said base salary and other benefits of Employee in accordance with the District's salary schedule and annual budget constraints, however, subject to the performance evaluation process described in Section 2 of this Agreement, which shall be merit based and subject to the recommendation of the Fire Chief and/or designee.

In addition, District may reduce the base salary, compensation or other financial benefits of Employee as part of a general District reduction of salary and/or financial benefits among management employees.

- B. Negotiated Compensation for Re-Opener  
The District and Employee will open negotiations on or around July 2023 and July 2024 to negotiate Employee's salaries to be implemented between January 1, 2024 to December 31, 2024 and January 1, 2025 to December 31, 2025.
- C. Pay Scale  
The pay scale for Employee shall be as set forth in Exhibit A.

**7. Insurance**

- A. Health Benefits –Employee will receive the following benefit:

- 1. Monthly Benefit

- i. For Coverage Year 2023, Employee will receive a maximum benefit of \$1,849.77 per month paid toward the medical, dental, and/or vision premiums, or may be contributed to a Health Reimbursement Account (HRA) and/or Dependent Care Program (DCAP) account at the discretion of the employee, irrespective of single, married, or family status. This amount includes the CalPERS Minimum Employer Contribution ("MEC").
- ii. For Coverage Year 2024, the District agrees to pay 6% of the increased cost of healthcare which may be paid toward the medical, dental, and/or vision premiums, or may be contributed to a HRA and/or DCAP account at the discretion of the employee, irrespective of single, married, or family status. This amount includes the MEC.

- 2. Cash out and/or conversion of monthly health benefit

The monthly health benefit is to be used to pay medical, dental, and/or vision premiums, HRA contributions, and/or DCAP contributions.

Additionally, an Employee may elect to take up to one hundred percent (100%) of their benefit as a monthly taxable cash benefit (cash in lieu).

- 3. Conversion of HRA's

The DISTRICT will consider converting Employee's HRA to a Health Savings Account ("HSA"), dependent upon the District's receipt of sufficient analysis concerning the legalities and practicalities of converting the accounts.

4. Public Employees' Medical and Hospital Care Act ("PEMHCA")

The coverage shall be provided by the Public Employees' Medical and Hospital Care Act ("PEMHCA"), Government Code Section 22750 et seq. The District shall pay per month per active Employee including dependents, up to a maximum of the amount as calculated pursuant to the formula in section 7(A)(5). This amount shall automatically adjust to a new rate effective January 1st of each year using the formula specified in section 7(A)(5).

5. Minimum Employer Contribution ("MEC") Formula

The District agrees to pay for active Employees only, towards medical insurance premiums an amount equal to the average of the medical plans provided through the PEMHCA plans after discarding the highest and lowest premium costs for the Employee only. This amount that the District agrees to pay active Employees includes the CalPERS required Minimum Employer Contribution ("MEC"). This is known as premium formula.

B. Retiree Benefits/Other Post-Employment Benefits ("OPEB")

Retirees must have at least ten (10) years of service as an Employee with the District in order to become vested and thereafter be eligible for and receive the monthly post-retirement health benefit in an amount calculated pursuant to the formula in 7(A)(5). This amount includes the CalPERS MEC.

Upon retirement, Retirees will receive a monthly post-retirement health benefit in an amount as calculated pursuant to the formula in 7(A)(5). This amount includes the CalPERS MEC.

A Retiree may opt out of the PEMHCA medical plans and apply this amount to their "Health Reimbursement Arrangement" (HRA).

For Retirees that are eligible for Medicare, at the age of Medicare eligibility, Retiree's monthly post-retirement health benefit will be reduced to only the CalPERS MEC.

C. Southern California Firefighters Benefit Trust ("SCFBT") or OPEB Enhancements

The District will consider implementing additional SCFBT or OPEB enhancements dependent upon the District's receipt of sufficient analysis concerning the legalities and practicalities of such enhancements.

D. Dependent Care Benefits

Employee may contribute to their Dependent Care Account Program (DCAP) from either their medical benefit funds and/or employee contributions up to the allowable annual maximum as determined by the IRS.

**8. Short Term Disability**

Employee may participate in the State of California Short Term Disability plan and the deductions to fund said plan are 100% the responsibility of the Employee. The tax percentage withheld and paid to the State of California is determined annually by the State of California.

The District will consider implementing a Short-Term Disability plan at no cost to Employee, dependent upon the District's receipt of sufficient analysis concerning the legalities and practicalities of converting the accounts as well as Employee's consent to the plan.

**9. Retirement**

**Retirement benefits are subject to the Public Employees' Pension Reform Act (PEPRA) and related Public Employees' Retirement Law (PERL). If there is a conflict between this Agreement and requirements pursuant to PEPRA and/or PERL, PEPRA and PERL shall prevail.**

Employee shall receive the Public Employees' Retirement System "2 at 62 MISC" plan as adopted by Board resolution. Employee shall pay one hundred percent (100%) of the Employee's contribution to the retirement system to the Employee's account.

The following optional amendments shall be included:

- a. Post Retirement Survivor Continuance, Section 21624, 21626, and 21628.
- b. One-Year Highest Compensation, Section 20042.
- c. Basic Level of 1959 Survivor Benefit, Section 21571.
- d. Credit for Unused Sick Leave, Section 20965.
- e. Post-retirement Survivor Allowance to Continue After Remarriage, Section 21635.
- f. Industrial Disability Retirement for Local Miscellaneous Members, Section 21151.
- g. Reporting the value of Employer Paid Member Contribution (EPMC): The Employer Paid Member Contribution (EPMC) will not be reported to CalPERS and will not be included in Employee's final compensation.

## 10. Sick Leave

The District's sick leave will be implemented in accordance with the Healthy Workplaces/Healthy Families Act of 2014.

1. Employee shall accrue three and ninety-six one-hundredths (3.96) hours per pay-period of Sick Leave. (annual accrual = 103 hours)
2. Employee may convert Sick Leave to vacation at the rate of one and one-half (1.5) hours of Sick Leave to one (1) hour of vacation.
3. Employee may cash out their un-used annual sick leave up to one hundred and three (103) hours annually at their present rate of pay (base rate plus education incentive). The amount eligible for cash out is on an annual basis, based on the fiscal year ending in June and is available for cash out in the month of August.
4. Employee may credit hour for hour Sick Leave towards service credit to the maximum allowed upon retirement in accordance with PERS regulations.
5. Employee may cash out Sick Leave at 100% of balance upon separation from District at Employee's present hourly rate (base rate plus education incentive). These monies are taxable and are not reportable to CalPERS.

### A. Use of sick leave

1. Use of sick leave shall be charged at a rate of one (1) hour for each hour absent from work on a scheduled workday.
2. Use of sick leave shall be restricted to the incapacity of Employee under a condition not covered by Worker's Compensation.

### B. Exceptions to the use of sick leave

1. Sick leave shall be granted for a death in Employee's immediate family which shall include spouse, child, brother, sister, parent, parent-in-law, or any relative living in the same house. The above noted exceptions shall include a maximum of forty (40) hours.
2. Sick leave shall be granted in the event of illness or injury to the spouse or children of Employee. The Fire Chief shall be notified immediately upon the occurrence of such leave.
3. Family Medical Leave Act of 1993. Employee must request and submit application through channels to the Fire Chief. Upon approval of the use of FMLA for long term leave, Employee's sick leave credits shall be used prior to the Employee's vacation leave credits.



C. Catastrophic Leave Bank

The District agrees to assist with the establishment and maintenance of a catastrophic leave bank for Employee, should a catastrophic leave bank become necessary.

**11. Holidays**

The District shall recognize a total of nine (9) holidays for Employee. Employee shall not be required to be in attendance for normal routine office work on all existing recognized District holidays (9) for which the administrative offices are closed. The District shall add and provide Employee with three (3) days as floating holidays until the Board amends the policy to recognize additional District holidays.

**12. Vacations**

A. Vacation Accrual Rates

Vacation leave credits shall be accrued as set forth in the following table. Accrual rates shall be adjusted on Employee's anniversary date. Vacation leave credits shall be earned and credited to Employee's balance on a prorated basis per pay-period. Employee shall manage vacation usage subject to the approval of the Fire Chief or their designee.

<u>Anniversary</u>	<u>40 hr.</u>	<u>40 hr. pay period</u>
< 1 yr.	103	3.96
1 – 3	137	5.27
4 – 8	154	5.92
9 –13	171	6.58
14-18	189	7.27
19-23	206	7.92
24-28	240	9.23
29-33	274	10.54
34+ yrs.	309	11.88

B. Vacation Accrual and Cash-out options

Vacation Leave shall be accrued and available on a biweekly basis at the rate set forth in the above schedule. Employee may cash out vacation hours on a quarterly basis (January 1, April 1, July 1, October 1) at Employee's present hourly rate (base rate plus education incentive). Only accrued vacation hours in excess of 80 hours are available to be cashed out. On the first full pay period of each year, all accrued vacation hours in excess of two years' accrual shall be cashed out. The District shall provide Employee their accumulated accrued leave hour balances minimally on a quarterly basis.

C. Vacation leave may be cashed out at one hundred percent (100%) of balance upon separation from the District at Employee's present rate of pay (base rate plus education incentive). These monies are taxable and not reportable to CalPERS.

**13. Education Compensation/Incentive**

Employee is eligible to receive up to a total maximum of 2.5% additional wages if Employee has obtained the following degree:

- a. Master's Degree at 2.5%

Upon submittal of a diploma to the District, Employee's pay rate will be adjusted the following pay-period.

The District agrees to reimburse Employee up to \$ 5,000 per year for costs that the Fire Chief or Board deems appropriate, reasonable and necessary associated with educational courses and professional activities concerning job-related subjects that enhance the ability to perform the Employee's duties. Such costs include, but are not limited to, tuition, books and materials, and memberships in professional organizations.

**14. Administrative Leave**

Administrative Leave shall be granted in lieu of accumulated compensatory time. Employee shall be granted forty (40) hours per year on January 1 of each year. Hours may not be accumulated from year to year and must be used prior to December 31 of each year. Administrative Leave is intended to compensate Employee for attending meetings, working past regularly scheduled hours, or other off duty activities. Administrative Leave may be taken throughout the year and in conjunction with scheduled vacations. Administrative Leave may not be cashed out at any time.

**15. Bereavement Leave**

Employee shall be provided twenty-four (24) hours of paid leave per calendar year for the death of an immediate family member, defined as the Employee's spouse, registered domestic partner, children, father, mother, brothers, sisters, father-in-law, mother-in-law, and grandparents.

**16. Clothing Uniform Allowance**

Employee shall be eligible for a clothing uniform allowance of one thousand dollars (\$1,000.00) upon completion of one (1) year of employment. The clothing uniform allowance shall be paid in two (2) payments per year. One payment shall be paid and reflected on the second paycheck in June and one payment shall be paid and reflected on the second paycheck in December of each year. The clothing uniform allowance shall be prorated for any separation of employment during the contract period. Pursuant to CalPERS requirements, the uniform allowance may be considered a form of compensation. Therefore, the uniform allowance amount will be reported to CalPERS as part of Employee's annual gross income, but only for Classic members. Federal and state taxes must be paid on the uniform allowance. Therefore, the uniform allowance amount will be included on Employee's W-2.

**17. Issued Uniforms**

- A. The DISTRICT shall furnish an initial Class "B" uniform for new hired Employees to consist of:
  - 1. Two (2) short sleeve shirts
  - 2. Two (2) pairs of pants
  - 3. One (1) jacket
  - 4. One (1) belt
  - 5. One (1) pair of shoes required for field work (approved black shoes may be worn in office or Administrative settings)
  - 6. Two (2) Polo shirts which may be worn in office or Administrative settings
  
- B. The DISTRICT shall furnish, upon completion of one-year of employment, a Class "A" uniform to consist of:
  - 1. One (1) tunic / jacket
  - 2. One (1) pair of pants or skirt
  - 3. One (1) white shirt
  - 4. One (1) black tie
  - 5. One (1) dress belt
  - 6. One (1) hat with badge

**18. Reimbursement Benefit**

- A. Personal Property  
The District agrees to full replacement of Employee's personal property lost, damaged, or stolen while performing official duties. These items include eyeglasses, watches, and required clothing lost, damaged, or destroyed in a manner other than normal wear. Lost or damaged items must be verified by the Fire Chief during the shift the alleged loss or damage occurred.
  
- B. Cellular Phone  
If deemed appropriate by the Fire Chief, a District issued phone will be provided to the Employee. In lieu of a District-issued cell phone, Employee will be given a taxable cell phone stipend of \$50 per pay period not reported to CalPERS. Federal and state income taxes must be paid on the phone allowance. Therefore, the aggregate amount of the cell phone allowance will be included on Employee's W-2.

**19. Termination**

Employee is an at-will employee. The District, with or without cause or advance notice, may terminate this Agreement and the employment of Employee at any time.

Nothing in this Agreement shall prevent, limit or otherwise interfere with Employee's power to resign at any time from Employee's position. In the event that Employee desires to voluntarily resign Employee's position with the District, Employee shall give the District fourteen (14) days prior written notice, unless the District otherwise agrees.

**20. Conflict of Interest**

Employee shall not engage in any business or transaction or have a financial or other personal interest or association, direct or indirect, which is in conflict with the proper discharge of official duties or would tend to impair independence of judgment or action in the performance of official duties. Personal as distinguished from financial interest includes an interest arising from blood or marriage relationships or close business, personal, or political associations. Employee is subject to the conflict of interest provisions in the California Government Code and any conflict of interest code(s) applicable to the District. Employee is responsible for submitting to the Clerk of the Board the appropriate Conflict of Interest Statements at the time appointment and annually thereafter, and at the time of separation from the position.

**21. Abuse of Office**

Any payment Employee may receive as paid leave pending an administrative investigation, as funds for the legal criminal defense of Employee, or as any cash settlement related to the termination of Employee shall be fully reimbursed to the District if Employee is convicted of a crime involving an abuse of their office or position. "Abuse of office or position" means either of the following:

- A. An abuse of public authority, including, but not limited to, waste, fraud, and violation of the law under color of authority.
- B. A crime against public justice, including, but not limited to, a crime described in Title 7 (commencing with Section 92) of Part 1 of the Penal Code.

Nothing in this Section entitles Employee to any of the above listed payments described in this Section. This Section shall be interpreted to comply with the requirements set forth in Government Code Section 52343-52343.4.

**22. Entire Agreement**

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties with respect to the employment of Employee by the District and contains all of the covenants and agreements between them with respect to such employment. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, oral or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and no other agreement, statement or promise not contained in this Agreement shall be valid or binding. The terms and conditions of this Agreement may be modified only by the mutual written consent of the parties.

**23. Legal Review**

The District and Employee will engage in best efforts and in good faith to address and revise the anticipated revision of this Agreement in conformance with CalPERS or other legal requirements.

**24. Severability**

If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable in any respect, such provision shall be deemed to be modified to the extent necessary to permit its enforcement to the maximum extent permitted by applicable law. The remainder of the Agreement or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

**25. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of California and any litigation concerning this Agreement shall be filed and maintained in the State of California. The parties agree that venue shall be in San Diego County.

**26. Attorney's Fees**

Each party shall bear their own attorney's fees or costs associated with litigation concerning this Agreement.

**27. Assignment**

This Agreement shall be binding upon and inure to the benefit of the District, its successors and assigns and to the benefit of Employee, their heirs, and legal representatives, except that Employee's duties to perform future services and the right to receive payment therefore are hereby expressly agreed to be non-assignable and nontransferable.

**28. Term**

This Agreement shall expire on December 31, 2024.

**EMPLOYEE**

  
Jennifer Cochran

3-20-23  
Date

**DISTRICT**

  
Donald H. Butz  
Fire Chief

3-20-23  
Date

**Exhibit A**

**Position – EMS Nurse Coordinator**

Step	Hourly	Annual
A	\$54.57	\$113,505.60
B	\$57.44	\$119,475.20
C	\$60.32	\$125,465.60
D	\$63.33	\$131,726.40

**MEETING DATE** August 9, 2023

**ITEM TITLE** RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH JET ADVERTISING, LLC, TO DESIGN AND BUILD A NEW CUSTOM WEBSITE FOR THE CITY OF SANTEE

**DIRECTOR/DEPARTMENT** Marlene Best, City Manager

**SUMMARY**

The last substantial update to the City's website was completed almost seven years ago, and the website is currently in need of a redesign and rebuild with improved graphics and media integration, as well as improved software functionality and interactivity. City staff researched various website design and advertising companies, and interviewed five, including the current web hosting company. After considerable review, staff recommends JET Advertising, LLC for this project. JET Advertising is a dynamic small business that specializes in websites and marketing.

With input from City staff, JET Advertising will provide a custom-built website and content management system (CMS) for the City. Staff will work hand-in-hand with the company to optimize the design and functionality of the new website to improve user experience. The website will also be ADA compliant, will integrate key site features such as Google Search API, and will be designed for both desktop and mobile devices. The project is expected to begin in September 2023, and the new website is anticipated to go live in June 2024.

Funds totaling \$100,000 have been appropriated in the FY 2023-24 Capital Improvement Program Budget, Website Update Project, which was recently adopted by City Council. JET Advertising has estimated up to 576 hours of work at \$150/hour for a cost of \$86,400. In addition, a small contingency has been factored in for peripheral services, for a total cost not to exceed \$88,000.

**FINANCIAL STATEMENT** *HJ*

The cost for the Professional Services Agreement with JET Advertising, LLC, will not exceed \$88,000. Funding is included in the Fiscal Year 2023-24 Adopted Capital Improvement Program, Website Update Project.

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

**RECOMMENDATION** *KV for CMB*

Adopt the Resolution authorizing the City Manager to execute a Professional Services Agreement with JET Advertising, LLC, for the design and build of a new custom website for the City of Santee.

**ATTACHMENT**

Resolution



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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES  
AGREEMENT WITH JET ADVERTISING, LLC TO DESIGN AND BUILD A NEW  
CUSTOM WEBSITE FOR THE CITY OF SANTEE**

**WHEREAS**, the City website is currently in need of a redesign and rebuild with improved graphics and media integration, as well as improved software functionality and interactivity; and

**WHEREAS**, the last substantial update to the City's website was completed almost seven years ago; and

**WHEREAS**, after considerable review of various website design and advertising companies, including interviews with five companies, staff recommends JET Advertising, LLC for this project. JET Advertising is a dynamic small business that specializes in websites and marketing; and

**WHEREAS**, with input from City staff, JET Advertising will provide a custom-built website and content management system (CMS) for the City; and

**WHEREAS**, the project is projected to begin in September 2023, and the new website is anticipated to go live in June 2024; and

**WHEREAS**, the City desires to execute a Professional Services Agreement with JET Advertising, LLC to design and build a new custom website for the City of Santee in an amount not to exceed \$88,000.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California that the City Manager is authorized to execute a Professional Services Agreement with JET Advertising, LLC to design and build a new custom website for the City of Santee in an amount not to exceed \$88,000.

**ADOPTED** by the City Council of Santee, California, at a Regular Meeting held this 9<sup>th</sup> day of August 2023, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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



**MEETING DATE** August 9, 2023

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL APPROVING THE ANNUAL LEVY OF A SPECIAL TAX WITHIN THE CSA 69 REORGANIZATION BOUNDARY FOR FY 2023-2024 AND COLLECTION ON THE PROPERTY TAX ROLL

**DIRECTOR/DEPARTMENT** Heather Jennings, Finance 

**SUMMARY**

County Service Area No. 69 (“CSA 69”) was previously authorized to levy certain taxes, benefit assessments, fees and charges within its service area. Specifically, CSA 69 was previously authorized to annually levy a special tax against the parcels contained within its service area. The special tax was previously set each year based on the formula established by the County of San Diego.

Upon the dissolution of CSA 69 on January 1, 2023, the Santee-Lakeside Emergency Medical Services Authority (“SLEMSA”) assumed responsibility for the administrative oversight and funding of emergency medical services provided within the boundaries of former County Service Area No. 69 (“CSA 69”) and certain additional areas identified by the Local Agency Formation Commission as within the CSA No. 69 Reorganization jurisdictional boundary (“CSA 69 Reorganization Boundary”). The City of Santee and Lakeside Fire Protection District are the successor agencies to CSA 69 within their respective territories, and are subject to any previously authorized taxes, benefit assessments, fees or charges of CSA 69, which they are authorized to assess, levy and/or collect within their respective boundaries, in the same form and manner as CSA 69, in their capacity as successors to CSA 69.

As such, the City of Santee will set the special tax for its territory within the CSA 69 Reorganization Boundary moving forward. There will also be an annual adjustment based on the increase in the consumer price index for the San Diego area as determined by the United States Department of Labor. For Fiscal Year 2023-24, the increase in the consumer price index in the San Diego area is 7.71%. CSA 69 previously collected the special tax on the property tax roll pursuant to procedures authorized by statute and in accordance with the procedures set forth in the Health and Safety Code. Because the City is subject to previously authorized taxes, benefit assessments, fees and charges of the former CSA 69 and was authorized and directed to levy and collect such taxes, benefit assessments, fees and charges within its jurisdiction, the City is proposing to follow the same procedures to levy the special tax and recover the special tax on the property tax roll. (See LAFCO Resolution 2022-17, Sec. 13.)

On file with the City of Santee, City Clerk is a preliminary copy of specific parcels and charges within the City’s territory within the CSA 69 Reorganization Boundary elucidating the number of parcels subject to the special tax and the amount of the proposed tax.

On June 28, 2023, the City Council adopted a Resolution declaring its intention to levy, as Successor Agency to County Service Area (CSA) 69, a special tax within the CSA 69





# CITY OF SANTEE

## COUNCIL AGENDA STATEMENT

Reorganization Boundary for FY 2023-2024 and set this Public Hearing. While the special tax has already been authorized, these proceedings are annually required to collect the special tax each year on the property tax roll.

### **FINANCIAL STATEMENT**

If authorized, the total combined levy for the special tax levied on parcels within the CSA 69 Reorganization Boundary will be approximately \$3,214,698, of which \$1,359,671 will be levied from parcels within the city limits of the City of Santee and \$1,871,059 will be levied within the limits of Lakeside Fire Protection District. Amounts will be included in the Fiscal Year 2023-24 SLEMSA budget.

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

### **RECOMMENDATION** *KV for MVB*

Adopt the Resolution approving the annual levy of a special tax within its territory within the CSA 69 Reorganization Boundary for 2023-24 and collection on the property tax roll.

### **ATTACHMENT**

Resolution



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

**RESOLUTION OF THE CITY COUNCIL APPROVING THE ANNUAL LEVY OF A SPECIAL TAX WITHIN THE CSA 69 REORGANIZATION BOUNDARY FOR FY 2023-2024 AND COLLECTION ON THE PROPERTY TAX ROLL**

**WHEREAS**, upon the dissolution of County Service Area No. 69 (hereinafter “CSA 69”) on January 1, 2023, the Santee-Lakeside Emergency Medical Services Authority (the “SLEMSA”) assumed the responsibility for the administrative oversight and funding of emergency medical services provided within the boundaries of former CSA 69, and certain additional areas identified by the Local Agency Formation Commission as within the CSA 69 Reorganization jurisdictional boundary (hereinafter “CSA 69 Reorganization Boundary”); and

**WHEREAS**, the City and Lakeside Fire Protection District are the successor agencies to the CSA 69 within their respective territories, and are subject to any previously authorized taxes, benefit assessments, fees or charges of CSA 69, which they are authorized to assess, levy and/or collect within their respective boundaries, as successors to CSA 69; and

**WHEREAS**, the City of Santee is currently responsible for levying certain special taxes previously levied by CSA 69, in the same form and manner as was previously levied by CSA 69. The Lakeside Fire Protection District is currently responsible for levying certain special taxes previously levied by CSA 69 as well; and

**WHEREAS**, SLEMSA administers the funding for the emergency medical services provided by the City of Santee and the Lakeside Fire Protection District within the CSA 69 Reorganization Boundary; and

**WHEREAS**, the City of Santee has determined that it is necessary to continue the levy of special taxes within the CSA 69 Reorganization Boundary in order to continue to provide emergency medical services; and

**WHEREAS**, there is an annual special tax levied against the parcels contained within the CSA 69 Reorganization Boundary. The special tax was previously set each year based on the formula established by the County of San Diego. The City of Santee will set this tax for its territory moving forward. There will also be an annual adjustment based on the increase in the consumer price index for the San Diego area as determined by the United States Department of Labor. For Fiscal Year 2023-24, the increase in the consumer price index in the San Diego area is 7.71%; and

**WHEREAS**, CSA 69 previously collected said special tax on the property tax roll, and the City is authorized and proposes to collect the special tax in the same method as CSA 69 previously collected such tax (See LAFCO Resolution No. 2022-17, Sec. 13); and

**WHEREAS**, in light of the CSA 69 Reorganization, it is required that both of SLEMSA’s Members, the City of Santee and the Lakeside Fire Protection District annually cause to be prepared and filed internally a report of the specific parcels and special tax

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

to be levied within their territory within the CSA 69 Reorganization Boundary for the upcoming Fiscal Year (the "Report"); and

**WHEREAS**, upon the filing of the Report with the City Clerk, the City Council shall cause to be noticed and thereafter conduct a public hearing to hear and consider testimony regarding the continuation of charges for such extended services within such County Service Areas within the City of Santee; and

**WHEREAS**, the City Clerk has confirmed that such Report has been filed for Fiscal Year 2023-24; and

**WHEREAS**, a public hearing was conducted by the City Council on August 9, 2023, to determine the establishment of the levy of special taxes for Fiscal Year 2023-24 as shown in the Report for CSA 69 and the CSA 69 Reorganization Boundary, and the City Council determined that no majority protest was filed.

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

**Section 1.** The City Council hereby approves the annual levy of a special tax within its territory within the CSA 69 Reorganization Boundary for 2023-24 and collection on the property tax roll.

**Section 2.** The City Council hereby directs appropriate staff of the City to take all actions necessary to collect the special tax on the property tax roll.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of August 2023 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSTAIN:**

**APPROVED:**

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

**ATTEST:**

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

**MEETING DATE** August 9, 2023

**ITEM TITLE** PUBLIC HEARING FOR DEVELOPMENT REVIEW PERMIT DR2022-5 FOR A THREE-STORY APARTMENT COMPLEX CONSISTING OF 54 UNITS AND RELATED SITE IMPROVEMENTS ON A 2.45-ACRE VACANT LOT LOCATED AT 701 PARK CENTER DRIVE (APN 384-032-07 & 08) IN THE TOWN CENTER SPECIFIC PLAN AREA WITH A MEDIUM-HIGH DENSITY RESIDENTIAL (R-14) LAND USE DESIGNATION AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION. (APPLICANT: WESTMARK PARTNERS, LP).

**DIRECTOR/DEPARTMENT** Michael Coyne / Planning & Building Department 

**SUMMARY** The proposed project is a request by Westmark Partners, LP for a Development Review Permit for a for a 54-unit multifamily residential development on a 2.45-acre vacant lot located at 701 Park Center Drive within the Town Center Specific Plan area in the Town Center (TC) Zone. The property has a Town Center Specific Plan land use designation of Medium-High Density Residential (R-14), which allows for a residential density of 14 to 22 dwelling units per acre. The proposed project would have a density of 22 dwelling units per acre. The project site is listed as a moderate-income housing site on the Housing Element Sites Inventory and, as a market-rate rental development, will help achieve the City's moderate-income housing needs, as market-rate rental units are considered affordable to moderate-income households in the Santee rental market.

The proposed units would be built across seven three-story buildings with a common open space area, surface parking, and landscaping. The units would range in sizes from 810 square feet to 1,660 square feet with one to three bedrooms, with a total complex floor area of 57,345 square feet. Three of the proposed units will be built as townhome-style units in one building along Park Center Drive and the remaining 51 units will be built across six buildings situated around a courtyard-style common open space area. The common open space area would include a lawn area, shade structures, picnic tables, fire pits and a dog run. The development would include a total of 114 parking spaces, 17 of which would be reserved for guests. Approximately 26,295 square feet of ornamental landscaping would be provided throughout the site. Primary access to the site would be from Park Center Drive.

**ENVIRONMENTAL REVIEW** The project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332; Class 32 of the CEQA Guidelines (In-fill Development), because the project is consistent with the General Plan and Zoning Ordinance, is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects on traffic, noise, air quality or water quality, and can be served by all required utilities and public services. None of the exceptions to the Class 32 exemption found in State CEQA Guidelines Section 15300.2 apply to the project.

**FINANCIAL STATEMENT**  Staff costs for application processing are paid on an actual cost recovery basis. Development Impact Fees are estimated to total \$1,323,376.38.



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

**RECOMMENDATION** *KV for SMB*

- 1) Conduct and close the public hearing; and
- 2) Find Development Review Permit DR2022-5 Categorically Exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
- 3) Approve Development Review Permit DR2022-5 per the attached Resolution.

**ATTACHMENTS**

Staff Report  
Aerial Vicinity Map  
Project Plans  
Class 32 CEQA Exemption Analysis  
Resolution

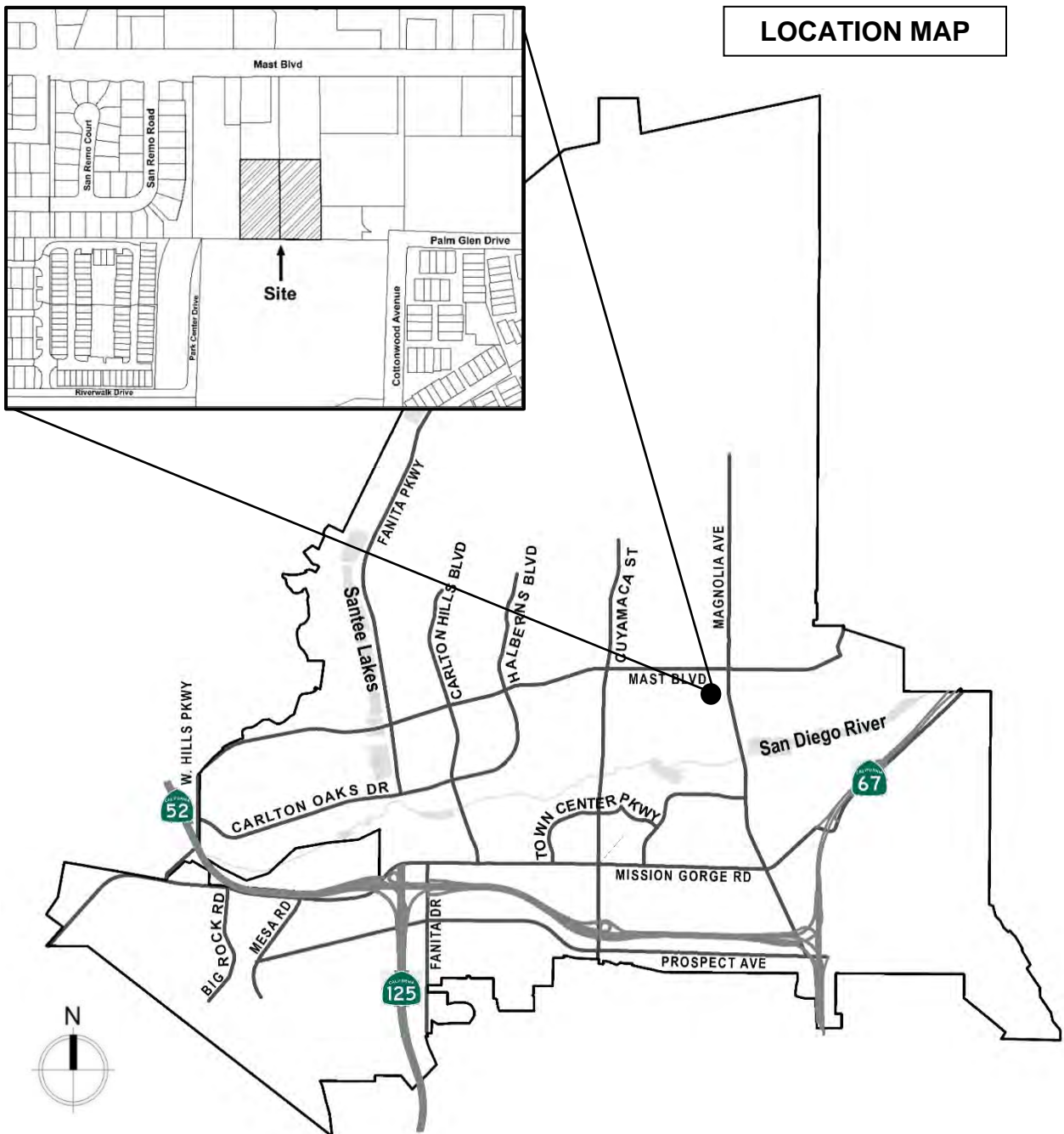
## STAFF REPORT

**PUBLIC HEARING FOR DEVELOPMENT REVIEW PERMIT DR2022-5 FOR A THREE-STORY APARTMENT COMPLEX CONSISTING OF 54 UNITS AND RELATED SITE IMPROVEMENTS ON A 2.45-ACRE VACANT LOT LOCATED AT 701 PARK CENTER DRIVE (APN 384-032-07 & 08) IN THE TOWN CENTER SPECIFIC PLAN AREA WITH A MEDIUM-HIGH DENSITY RESIDENTIAL (R-14) LAND USE DESIGNATION AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE CLASS 32 INFILL EXEMPTION.**

**APPLICANT: WESTMARK PARTNERS, LP**

**CITY COUNCIL MEETING  
AUGUST 9, 2023**

Notice of the Public Hearing was published in the East County Californian on July 28, 2023 and 20 adjacent owners or residents of property within 300 feet of the request and other interested parties were notified by U.S. Mail on July 26, 2023.



**A. SITUATION AND FACTS**

1. Requested by ..... Westmark Partners, LP
2. Land Owner..... Westmark Partners, LP
3. Type and Purpose of Request .... Development Review Permit for three-story, 54-unit multifamily residential buildings.
4. Location ..... 701 Park Center Drive
5. Site Area ..... 2.45 acres
6. Number of lots ..... One
7. Hillside Overlay ..... No
8. Existing Zoning..... Town Center - Residential 14-22 DU/AC (TC-R-14)
9. Surrounding Zoning ..... North: Neighborhood Commercial (NC)  
South: Town Center – Institutional (TC-Inst)  
East: Town Center - Residential 14-22 DU/AC (TC-R-14)  
West: Town Center – Parkway
10. General Plan Designation ..... Town Center (TC)
11. Existing Land Use..... Vacant
12. Surrounding Land Use..... North: Auto repair facility and liquor store  
South: Medical facility  
East: Apartment complex and single-family homes  
West: Single-family homes
13. Terrain ..... Flat
14. Environmental Status ..... The project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to the State CEQA Guidelines Section 15332, In-Fill Development
15. APN..... 381-032-07 & 381-032-08
16. Within Airport Influence Area ..... Within Airport Influence Area 2; not within an Airport Safety Zone.



## **B. BACKGROUND**

### **Existing Conditions:**

The 2.45-acre project site is located 701 Park Center Drive, immediately east of Park Center Drive and approximately 300 feet south of the intersection with Mast Boulevard. The site is vacant and surrounded by development. Annual brush and weed abatement for fire prevention has resulted in the site being disturbed. The project site is adjacent to an auto repair facility (Phantastic Auto Repair) and liquor store (Mr. Liquor) to the north, an apartment complex (The Addison) and a single-family home to the east, a medical facility (Edgemoor Hospital) to the south, and single-family homes in the San Remo Subdivision to the west.

## **C. PROJECT DESCRIPTION**

### **Overview:**

The project is a request for a Development Review Permit for a 54-unit multifamily development. The proposed project includes seven three-story buildings, totaling 57,345 square feet, with a maximum height of 39 feet 10 inches. The project would create 27 one-bedroom, one-bathroom units, 24 two-bedroom, two-bathroom units, 1 one-bedroom townhome unit, and 2 three-bedroom townhome units. The project would include a surface parking lot with motorcycle, bike, ADA accessible, and electric vehicle spaces. A common open space would be provided, including a shade structure, planted areas, a turf lawn, and a fenced dog run area. The development would be accessed from Park Center Drive.

The development would include approximately 26,295 square feet (24.6% of the site) of ornamental landscaping throughout the project site, including 102 shade and accent trees, a variety of shrubs and succulents, a turf area, and landscaped parking lot islands.

### **Zoning Requirements:**

This site has a General Plan designation of Town Center and is zoned Town Center (TC) and is governed by the Town Center Specific Plan that was adopted in 1986 and modified in the intervening years. This site's Town Center Specific Plan land use designation was recently amended as part of the 6<sup>th</sup> Cycle Housing Element from High Density Residential (R-22), with a density range of 22 to 30 dwelling units per acre, to Medium-High Density Residential (R-14), with a density range of 14 to 22 dwelling units per acre. The base document for determining allowable uses as well as development standards is the Town Center Specific Plan, however, there are additional uses and standards supplemented by Zoning Ordinance.

## **D. ANALYSIS**

### **General Plan Consistency:**

This project is consistent with the goals, objectives, and policies of the General Plan. The project would be developed at a density of 22 units per gross acre which is consistent with the R-14 Town Center Specific Plan land use designation allowing 14 to 22 dwelling 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.

The project site is listed as Site No. 19 on the Housing Element Sites Inventory and has been identified as a property that will help achieve the City’s moderate income housing needs, which based on the City’s Regional Housing Needs Allocation for the period from 2021 to 2029 is 188 dwelling units. As multifamily development with market-rate rental units it will contribute to the City’s moderate income housing needs as market-rate rental units are considered affordable to moderate-income households in the Santee rental market.

**Town Center Specific Plan (TCSP) and Zoning Ordinance Consistency:**

This project is consistent with the goals and objectives of the TCSP. The building design is partially compatible with the adjacent multifamily buildings, which features roof shingles and painted stucco. Architectural design features emphasize an urban character, such as metal siding finishes, modern shed roofs, and metal railings. The project provides landscape buffers from the public right-of-way, adjacent residential sites, and the hospital. The multifamily residential uses (townhomes and apartments) are also consistent with what is allowed in the Town Center Specific Plan – Land Use Matrix.

Development Standards

This project is consistent with the development standards outlined in the TCSP and Zoning Ordinance for the Medium-High Density Residential (R-14) Zone/designation as shown in Table 1:

Table 1: Development Standards Summary (R-14)

	Required	Proposed
Density	14-22 dwelling units/acre	22 dwelling units /acre
Minimum Lot Coverage	60%	21%
Maximum Height	45 feet (four stories)	39 ft 10 in (three stories)
Total Parking	108	114
Resident Parking	94	97
Guest Parking	14	17
Covered Parking	54	55
EV Parking	5	19
Setbacks (Main Buildings)		
Front	10 feet	21 feet
Side (1st)	10 feet	57 feet
Side (2nd)	10 feet	67 feet
Rear	10 feet	61 feet
Setbacks (Accessory Structures)		
Front	10 feet	40 feet
Side (1st)	4 feet	13 feet
Side (2nd)	4 feet	4 feet
Rear	4 feet	5 feet

The building will have a maximum height of 39 feet 10 inches which is within the 45-foot limit. All of the proposed main residential building structures meet the minimum front, side, and rear yard setbacks of 10 feet.

### **Architectural Style**

The proposed development would introduce a unique design aesthetic to the Town Center with contemporary architecture in a modern/industrial style with varying rooflines and forms and a variety of high-quality materials and finishes, including a combination of painted stucco, corrugated metal, and board and batten siding. The elevations will utilize a muted color palette of tan, gray, black and white, with enough contrast to avoid duplication of colors from nearby buildings and to add visual interest to the site. Combined with a colorful palette of trees, shrubbery and vegetative groundcover, the proposed project would offer a visually attractive residential development that enhances Park Center Drive and the Town Center.



*View (east) of proposal from Park Center Drive*

### **Compatibility Adjacent Land Uses**

Located in a transitional zone between varying residential scales and commercial structures and with adjacent pedestrian walking trails and open space areas, the project is designed to complement this existing urban form. The Town Center area north of the San Diego River has evolved into a residential community with services and amenities that serve residential uses, including nearby restaurants, grocers, and retail outlets, parkland, sports fields, a municipal swimming pool, a gymnasium and a planned community center, all of which would be easily accessible from and complimented by the proposed development. The proposed development would be compatible with adjoining multifamily developments, including the Addison and Magnolia Lakes Condominiums located to the east of the project site. The project proposes a density of 22 dwelling units per acre with a maximum building height of 39 feet 10 inches (three-stories). The nearby

multifamily communities consist of two-story residences and are developed, respectively, at 17 dwelling units per acre and 23 units per acre. The nearby Riverwalk Townhomes development west of the project site offers a similar 3-story aesthetic as the townhome units along Park Center Drive proposed for the project. The proposed residential development is designed using a variety of complementary forms and materials, that break down the scale of the proposed central stacked-apartment building, while Park Center Drive is addressed with a smaller townhome structure that compliments the adjacent single-family & townhome communities.

### **Parking & Access**

The parking standard for multifamily residential use, as outlined in Section 13.24.040 of the Zoning Ordinance, is one and one-half space for each studio or one-bedroom unit and two spaces for each two or more-bedroom unit for resident parking; and one space for every four units for guest parking. The project would have 28 one-bedroom units, 24 two-bedroom units, and 2 three-bedroom units (54 units) equating to a total of 108 required parking spaces, 94 of which are required for resident parking and 14 of which are required to be reserved for guests. The proposed project site design shows total of 114 parking spaces, with 97 resident parking spaces and 17 guest parking spaces. In addition, the Zoning Ordinance requires that every unit have at least one parking space in a garage or carport, which equates to a total of 54 required covered spaces for the proposed project. The site plan shows 56 spaces to be in a carport. The Zoning Ordinance requires that of the required guest parking, 13% be dedicated for electric vehicle (EV) charging, which equates to two EV spaces required for the development; a total of 19 EV spaces are proposed. Access to the site will be from one primary drive approach along Park Center Drive. The proposed buildings would be positioned to allow for a perimeter parking field and driveway.

### **Traffic**

The proposed project would generate approximately 364 daily vehicle trips, with approximately 16 peak trips out of the project site in the morning and 17 peak trips into the project site in the evening. The project has been evaluated for traffic impacts by the Traffic Engineer and the surrounding roadways and intersections have been deemed to be adequately sized to accommodate the additional vehicular traffic that would be generated by the proposed development.

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

This project would be served by Hill Creek School for grades K-8<sup>th</sup>, and Santana High School. The prospective routes to all three schools have sidewalks along their entire lengths.

### **Drainage:**

The project would include an on-site below ground storm drain detention system using a modular wetland system to treat runoff, which would capture, detain, and treat site runoff prior to discharging to an existing inlet to an 18-inch diameter underground storm drain on the Edgemoor Hospital property to the south, which also provides drainage for the project site under existing conditions.

**Environmental Status:**

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15332; Class 32 of the CEQA Guidelines (In-fill Development), because the project is consistent with the General Plan and Zoning Ordinance, is located in an urbanized area on property less than five acres, has no habitat value, would not result in any significant effects on traffic, noise, air quality or water quality, and can be served by all required utilities and public services.

**Development Impact Fees:**

The proposed development would trigger development impact fees as listed below:

Drainage .....	\$133,326
Traffic.....	\$153,522
Traffic Signal.....	\$15,876
Park-in-Lieu .....	\$479,034
Public Facilities .....	\$393,552
RTCIP Fee.....	\$148,066.38
<b>Total</b>	<b>\$1,323,376.38</b>

**E. STAFF RECOMMENDATION**

- 1) Conduct and close the public hearing.
- 2) Find Development Review Permit DR2022-5 Categorically Exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines and authorize the filing of a Notice of Exemption; and
- 3) Approve Development Review Permit DR2022-5 per the attached Resolution.

AERIAL VICINITY MAP  
701 Park Center Drive  
Development Review DR2022-5



# DEVELOPMENT REVIEW PERMIT APPLICATION

## PROPOSED MULTI-FAMILY APARTMENT DEVELOPMENT 701 PARK CENTER DR. APARTMENTS

Notes:  
All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of DBRDS and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by DBRDS, is strictly prohibited by law without the written permission of DBRDS. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 PARCEL 1: THE EASTERLY 156.63 FEET OF THE WESTERLY 216.63 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 787, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893. EXCEPT THE NORTHERLY 280.00 FEET THEREOF.  
 PARCEL 2: THE EASTERLY 156.64 FEET OF THE WESTERLY 373.27 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 787, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893. EXCEPT THE NORTHERLY 280.00 FEET THEREOF.  
 PARCEL 3: AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES, TO BE USED IN COMMON WITH OTHERS, OVER THAT PORTION OF THE SOUTHERLY 30.00 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 787, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893.  
 PARCEL 4: AN EASEMENT FOR ROAD PURPOSES, WATER MAIN AND OTHER PUBLIC UTILITIES AND INCIDENTS THERETO OVER, ALONG AND ACROSS THE EASTERLY 30.00 FEET OF THE NORTHERLY 280.00 FEET OF THE WESTERLY 216.63 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 787, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893.  
 ASSESSOR'S PARCEL NUMBER: 581-032-07 AND 381-032-08

PROJECT TEAM

OWNER & DEVELOPER:  
**WESTMARK PARTNERS, LP**  
 4624 Dushorn Drive  
 Sacramento CA 95834  
 phone: +1 (530) 329-4956  
 contact: Mandeep Palsu  
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LANDSCAPE ARCHITECTURE:  
**McCULLOUGH LANDSCAPE ARCHITECTURE**  
 703 16th Street, Suite 100  
 San Diego, CA 92101  
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 contact: David McCullough  
 email: david@mccloughla.com

PROJECT TITLE & LEGAL DESCRIPTION

THIS DEVELOPMENT PROPOSAL INCLUDES NEW CONSTRUCTION THREE (3) STORY WALK UP MULTI-FAMILY APARTMENT BUILDING, INCLUDING:  
 54 x RESIDENTIAL DWELLING UNITS  
 WITH A BREAKDOWN OF 51 APARTMENTS AND 3 TOWNHOMES  
 114 ON-GRADE PARKING SPACES  
 5,760 SF OPEN COMMON SPACE CENTRALLY LOCATED AT GRADE LEVEL  
 5' WIDE EASEMENT VACATED  
 60' EASEMENT VACATED  
 WEST FRONT PORTION OF THE SITE VACATED

SCOPE OF WORK

BUILDING USE: RESIDENTIAL APARTMENTS  
 OCCUPATION CLASSIFICATION: R-2  
 CONSTRUCTION TYPE: VA  
 SPRINKLERED: YES  
 WATER: TBD  
 SEWER: TBD  
 APPLICABLE CODES: CALIFORNIA BUILDING CODE, 2019 EDITION REGULATIONS AND ORDINANCES OF THE CITY OF SANTEE

BUILDING CODE INFORMATION

SITE ADDRESSES: 701 Park Center Drive, SANTEE CA 92071  
 APN: 381-032-07-00 & 381-032-08-00

OVERLAY ZONES: STEEP HILLSIDE  
 AIRPORT INFLUENCE AREA

GROSS SITE AREA: 100,279 sf. (2.3 ACRES)  
 GROSS VACATED SITE AREA: 106,612 sf. (2.45 ACRES)

EXISTING USE: VACANT LAND  
 ZONING: R-14  
 LAWD USE: TOWN CENTER SPECIFIC PLAN

DENSITY REQUIRED: 14 - 22 UNITS PER ACRE  
 33.5 UNITS, WHICH ROUNDS UP TO 34 UNITS

ALLOWABLE HEIGHT: 45'-0" / 4 STORIES  
 PROPOSED STRUCTURE HEIGHT: 36'-10" / 3 STORIES  
 FRONT SETBACK: 20' MINIMUM  
 PROPOSED FRONT SETBACK: 26'  
 SIDE SETBACK: 10' MINIMUM  
 PROPOSED SIDE SETBACKS: 36'-0"

REAR SETBACK: 10' MINIMUM  
 PROPOSED REAR SETBACK: 61'-3"

ALLOWABLE LOT COVERAGE: 90%  
 100sf PER UNIT  
 54 UNITS x 100sf = 5,400 sf REQUIRED  
 5,760 SF COMMON OPEN SPACE PROPOSED AT GRADE LEVEL

PRIVATE OPEN SPACE: 90sf PER UNIT  
 min. 100 sf PRIVATE OPEN SPACE PER UNIT PROPOSED

PRIVATE STORAGE: 80 CUFT PER DWELLING UNIT  
 PROVIDED IN EACH DWELLING UNIT, ADDITIONAL OUTDOOR STORAGE ALSO INCLUDED

No.	TYPE	INTERNAL	EXTERNAL
UNIT 1	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 2	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 3	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 4	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 5	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 6	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 7	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 8	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 9	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 10	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 11	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 12	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 13	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 14	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 15	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 16	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 17	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 18	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 19	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 20	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 21	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 22	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 23	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 24	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 25	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 26	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 27	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 28	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 29	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 30	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 31	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 32	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 33	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 34	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 35	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 36	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 37	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 38	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 39	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 40	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 41	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 42	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 43	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 44	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 45	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 46	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 47	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 48	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 49	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 50	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 51	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 52	1 BEDROOM TOWNHOMES	836sf	100sf
UNIT 53	3 BEDROOM TOWNHOMES	1990sf	100sf
UNIT 54	3 BEDROOM TOWNHOMES	1990sf	100sf
TOTAL 1 BEDROOM UNITS = 27			
TOTAL 2 BEDROOM UNITS = 24			
TOTAL 1 BEDROOM TOWNHOME UNITS: 1			
TOTAL 3 BEDROOM TOWNHOME UNITS: 2			
TOTAL UNITS: 54			



UNIT BREAKDOWN

ALLOCATION	REQUIRED	PROVIDED
1-BEDROOM DWELLING UNITS (27) 1.6 cars per unit	40.5 SPACES 9' x 18'	41 SPACES
2-BEDROOM DWELLING UNITS (24) 2.0 cars per unit	48 SPACES 9' x 18'	48 SPACES
1-BEDROOM TOWNHOME (1) 1.5 cars per unit	1.5 SPACES 9' x 18'	2 SPACES
3-BEDROOM TOWNHOME (2) 2.0 cars per unit	6 SPACES 9' x 18'	6 SPACES
<b>TOTAL RESIDENT CAR SPACE</b>	<b>96 SPACES</b>	<b>97 SPACES (10 EV spaces)</b>
QUEST PARKING 25 cars per unit	13.75 SPACES 9' x 18'	17 SPACES
<b>TOTAL CAR SPACES IN DEVELOPMENT</b>	<b>109.75 SPACES</b>	<b>114 SPACES (16 EV spaces)</b>
MOTORCYCLE (residents) (1 per 10 dwelling units = 18 / 10 = 1.8)	5 SPACES 3' x 8'	8 SPACES
BICYCLE	-	12 SPACES

PROJECT RENDERING



01	A0 00	TITLE SHEET	22	A4 00	RENDERINGS
02	C-1	TOPOGRAPHIC PLAN	23	A4 01	TOWNHOME RENDERINGS
03	C-2	SECTIONS	24	A5 00	MATERIALS BOARD
04	C-3	GRADING PLANS	25	A5 01	TOWNHOME MATERIALS BOARD
05	C-4	BMP PLAN	26	L000	LANDSCAPE COVER SHEET
06	C-5	BMP ADD	27	L100	CONSTRUCTION PLAN
07	C-6	BMP ADS	28	L200	IRRIGATION PLAN
08	C-7	BMP ADD	29	L300	PLANTING PLAN
09	C-8	BMP ADS	30	L400	CONSTRUCTION DETAILS
10	C-9	STRIPING PLAN	31	L000	CONCEPTUAL RENDERINGS
11	A1 00	PROPOSED SITE PLAN			
12	A1 01	LEVEL 1 PLAN			
13	A1 02	LEVEL 2 PLAN			
14	A1 03	LEVEL 3 PLAN			
15	A1 04	ROOF PLAN			
16	A1 05	EXTERIOR LIGHTING PLAN			
17	A2 00	ELEVATIONS			
18	A2 01	ELEVATIONS			
19	A2 02	TOWNHOME ELEVATIONS			
20	A3 00	SECTIONS			
21	A3 01	TOWNHOME SECTIONS			

DEVELOPMENT ZONING SUMMARY

PARKING CALCULATIONS

VICINITY MAP

SHEET LIST

REVISIONS

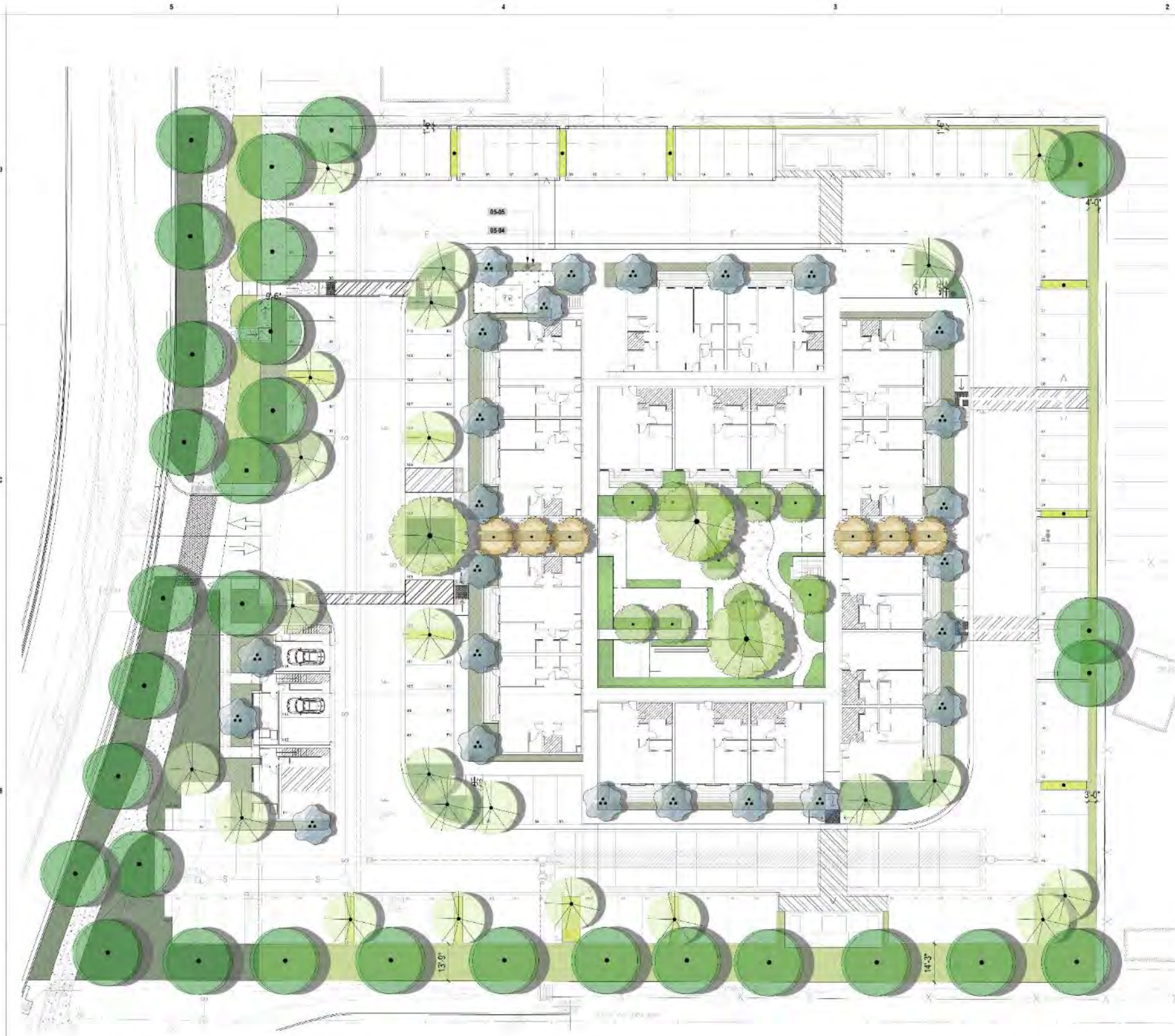
DEVELOPMENT REVIEW PERMIT RESUBMITTAL #2: 2023-06-22  
 DEVELOPMENT REVIEW PERMIT RESUBMITTAL #1: 2023-01-13  
 DEVELOPMENT REVIEW PERMIT SUBMITTAL: 2022-06-01  
 PRE-APP SUBMITTAL: 2021-11-19

DRAWN BY: JV  
 CHECKED BY: NTS  
 SHEET NO: A6.00  
 DATE: MAY 2022

PROJECT NO: 21019  
 TITLE: 701 PARK CENTER DRIVE SANTEE CA 92071

DATE: MAY 2022  
 DRAWN BY: JV  
 CHECKED BY: NTS  
 SHEET NO: A6.00  
 DATE: MAY 2022

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22

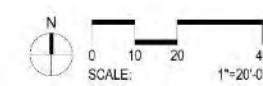


**CONCEPT PLANT SCHEDULE**

	SHADE TREE LEUCODENDRON STYRACIFLUA / SWEET GUM PINUS HALEPENSIS / ALLIOPINE TIPUANA TIPU / TIPU TREE	30
	ACCENT TREE ACACIA SWALLI / SWEET ACACIA JACARANDA MIMOSIFOLIA / JACARANDA KOLREUTERIA BIPINNATA / CHINESE PLAME TREE PROSPERIS CHLORIS / CHINESE REDGOUTE TABERNAEMONTANA / ROSEY TRUMPET TREE	28
	SPECIMEN TREE QUERCUS AGRIFFOLIA / COAST LIVE OAK QUERCUS ENGELMANNII / ENGELMANN OAK TIPUANA TIPU / TIPU TREE	3
	COURTYARD TREE GINKGO BILOBA / CAMPHOR TREE GINKGO BILOBA / CAMPHOR TREE FRAXINUS DRYCARRA / RAYWOOD / RAYWOOD ASH FRAXINUS VELUTINA / SONTA / DONTA VELVET ASH FRAXINUS VELUTINA / MODESTO / MODESTO VELVET ASH	8
	FOUNDATION TREE BRACHYCHITON POPULNEUS / KURRAJONG GINKGO BILOBA / MAIDENHAIR TREE LEUCODENDRON STYRACIFLUA / SWEET GUM LOPHOSTEMON CONFERTUS / BREEZEME BOY	25
	HALLWAY TREE EULALIA X ELAESNA / HONG KONG ORCHID TREE CERCIS CANADENSIS / EASTERN REDBUD MULTI TRUNK MAGNOLIA GRANDIFLORA / LITTLE GEM / LITTLE GEM DWARF SOUTHERN MAGNOLIA	6
	PERIMETER PLANTING ARCTOSTAPHYLOS DENSIFLORA / VINE HILL MANZANITA BACCHARIS PILLARIS / PIGEON POINT / PIGEON POINT COYOTE BRUSH CALLANDRA X LIANCA / TI / SIERRA STARR FAIRY DUSTER CAREX PANSA / SANDDUNE SEDGE CARPENTERIA CALIFORNICA ELIZABETH / ELIZABETH BUSH ANEMONE CEANOETHUS MARITIMUS / VALLEY VIOLET / VALLEY VIOLET MARITIME CEANOETHUS CEANOETHUS X CONCHA / CONCHA WILD ULAC HETEROMELES ARBUTIFOLIA / TOYON HEUCHERA SANGUINEA / SPLENDENS / SPLENDENS RED CORAL BELLS LEYMUS CONDENSATUS / CANYON PRINCE / CANYON PRINCE GIANT WILD RYE MIBULUS AURANTIACUS / STICKY MONKEYFLOWER OPUNTIA BASILARIS / BEAUFORT PRICKLYPEAR SALVIA X BEE'S BLISS / BEE'S BLISS SAGE YUCCA WHIPPLE / CHAPARRAL YUCCA	9,237 SF
	ACCENT PLANTING AGAVE ATTENUATA / FOXTAIL AGAVE ALOE STRIATA / CORAL ALOE AMBOZANTHOS X BUSH RANGER / BUSH RANGER KANGAROO PAW CAREX PANSA / SANDDUNE SEDGE ERICACERA LINEARIFOLIA / TURPENTINE BUSH HEUCHERA SANGUINEA / SPLENDENS / SPLENDENS RED CORAL BELLS LEYMUS CONDENSATUS / CANYON PRINCE / CANYON PRINCE GIANT WILD RYE OPUNTIA BASILARIS / BEAUFORT PRICKLYPEAR PENSTEMON HETEROPHYLLUS / ELECTRIC BLUE / ELECTRIC BLUE PENSTEMON	1,322 SF
	FOUNDATION PLANTING ACONIS FLEXUOSA / NANA / DWARF PEPPERMINT TREE ARCTOSTAPHYLOS DENSIFLORA / VINE HILL MANZANITA CARPENTERIA CALIFORNICA ELIZABETH / ELIZABETH BUSH ANEMONE GREVILLEA LANGERA / MT. TAMBORITHA / MT. TAMBORITHA WOOLLY GREVILLEA HESPERUYUCCA WHIPPLE / CHAPARRAL YUCCA RHUS INTEGRIFOLIA / LEMONADE BERRY RHUS INTEGRIFOLIA / LEMONADE BERRY WESTRINGIA FRUTICOSA / SMOKEY / SMOKEY WESTRINGIA	5,775 SF
	COURTYARD PLANTING AGAVE ATTENUATA / FOXTAIL AGAVE ACONIS FLEXUOSA / NANA / DWARF PEPPERMINT TREE ALOE STRIATA / CORAL ALOE AMBOZANTHOS X BUSH RANGER / BUSH RANGER KANGAROO PAW CALLANDRA X LIANCA / TI / SIERRA STARR FAIRY DUSTER CAREX PANSA / SANDDUNE SEDGE ERICACERA LINEARIFOLIA / TURPENTINE BUSH HESPERUYUCCA WHIPPLE / CHAPARRAL YUCCA LEONOTIS LEONURUS / LION'S TAIL LEYMUS CONDENSATUS / CANYON PRINCE / CANYON PRINCE GIANT WILD RYE OPUNTIA BASILARIS / BEAUFORT PRICKLYPEAR PENSTEMON HETEROPHYLLUS / ELECTRIC BLUE / ELECTRIC BLUE PENSTEMON SALVIA CLEVELANDI / POZO BLUE / POZO BLUE CLEVELAND SAGE WESTRINGIA FRUTICOSA / SMOKEY / SMOKEY WESTRINGIA YUCCA WHIPPLE / CHAPARRAL YUCCA	2,084 SF
	PARKING LOT ISLAND PLANTING ARCTOSTAPHYLOS DENSIFLORA / VINE HILL MANZANITA BACCHARIS PILLARIS / PIGEON POINT / PIGEON POINT COYOTE BRUSH CALLISTEMON CITRINUS / VIOLEACEUS / PURPLE LEMON BOTTLEBRUSH GREVILLEA LANGERA / MT. TAMBORITHA / MT. TAMBORITHA WOOLLY GREVILLEA PENSTEMON HETEROPHYLLUS / ELECTRIC BLUE / ELECTRIC BLUE PENSTEMON SALVIA LEUCOPHYLLA / POINT SAL SPREADER / POINT SAL SPREADER PURPLE SAGE	780 SF
	ROW PLANTING ALOE STRIATA / CORAL ALOE BACCHARIS PILLARIS / PIGEON POINT / PIGEON POINT COYOTE BRUSH CEANOETHUS MARITIMUS / VALLEY VIOLET / VALLEY VIOLET MARITIME CEANOETHUS CEANOETHUS X CONCHA / CONCHA WILD ULAC DIPLACUS GRANDIFLORUS / LARGE FLOWER BUSH MONKEYFLOWER MIBULUS AURANTIACUS / STICKY MONKEYFLOWER SALVIA CLEVELANDI / POZO BLUE / POZO BLUE CLEVELAND SAGE SALVIA LEUCOPHYLLA / POINT SAL SPREADER / POINT SAL SPREADER PURPLE SAGE SALVIA X BEE'S BLISS / BEE'S BLISS SAGE WESTRINGIA FRUTICOSA / SMOKEY / SMOKEY WESTRINGIA YUCCA WHIPPLE / CHAPARRAL YUCCA	5,746 SF
	LAWN EUCHLOE DACTYLODES / BUFFALO GRASS	1,301 SF

**03 | PLANTING PLAN (LEVEL 01)**

1" = 20'-0"



**PARK CENTER DR. APTS**

New Construction  
PARK CENTER DRIVE  
SANTEE, CA



landscape architecture  
environmental planning  
urban design  
  
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San Diego, California 92101  
  
41041 Trimbull Way, Suite 6007  
Fremont, California 94538  
PH: 519.296.3150

**NOT FOR CONSTRUCTION**

ISSUED FOR INFORMATION ONLY

**SUBMITTALS | REVISIONS**

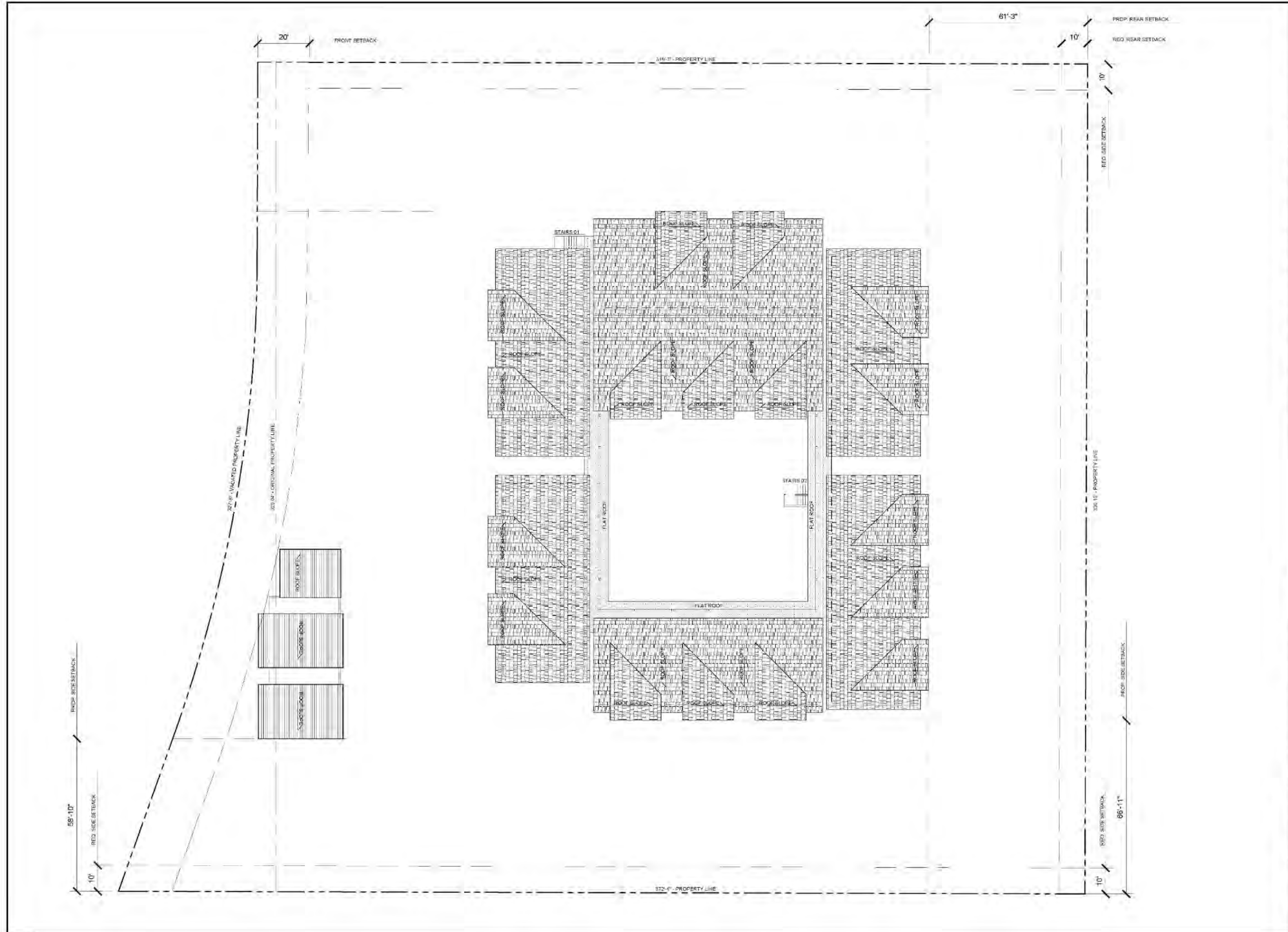
No.	Description	Date
01	1st Submittal	22.05.11
02	2nd Submittal	22.07.18
03	3rd Submittal	22.09.12

Issue Date: 6/16/2023  
Project Number: xxxx

**PLANTING PLAN**

**L300**





Notes:  
 All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of DBRS and use of this work product is limited to a specific project of the purchaser, and for the construction of one building. Any use, reuse or disclosure of said plans, reproductions, ideas, designs or other arrangements, other than by DBRS, is strictly prohibited by law without the written permission of DBRS. Written dimensions on these drawings shall have precedence over ecked dimensions, contractors shall verify, and be responsible for all dimensions and conditions on the job and no action may be taken if any variations from the dimensions and conditions shown these drawings.

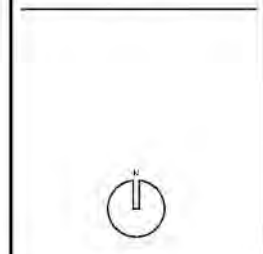
**PROJECT TEAM**

**OWNER & DEVELOPER:**  
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 phone: +1 (916) 329-4395  
 contact: Marlene Pade  
 email: mpadep@westmarkreit.com

**ARCHITECTURE & DESIGN:**  
**DBRS**  
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REVISION:


DEVELOPMENT REVIEW PERMIT RESUBMITTAL #2: 2023	
DEVELOPMENT REVIEW PERMIT RESUBMITTAL #1: 2023.01.13	
DEVELOPMENT REVIEW PERMIT SUBMITTAL: 2022.05.01	
PRE-APP SUBMITTAL: 2021.11.29	

DRAWING TITLE:  
 ROOF PLAN

PROJECT:  
 PARK CENTER APARTMENTS  
 701 PARK CENTER DRIVE  
 SANTEE CA 92071

DBRS PROJECT NO:	21019
DATE:	MAY 2022
DRAWN BY:	JV
SCALE:	1/16" = 1'-0"
SHEET NO:	A1.04
SHEET:	14 OF 31

ROOF PLAN

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22



1 VIEW FROM SOUTHWEST CORNER

2 VIEW FROM SOUTH PARKING LOT



3 VIEW FROM PARK CENTER DR. ENTRANCE

4 VIEW FROM NORTHWEST CORNER

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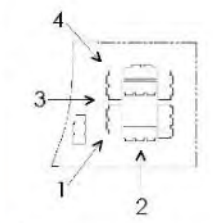
PROJECT TEAM

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REVISIONS:


DEVELOPMENT REVIEW PERMIT  
 RESUBMITTAL #2: 2023.01.13  
 DEVELOPMENT REVIEW PERMIT  
 RESUBMITTAL #1: 2023.01.13  
 DEVELOPMENT REVIEW PERMIT  
 SUBMITTAL: 2022.09.01  
 PRE-APP SUBMITTAL  
 2021.11.19

DRAWING TITLE:  
 RENDERINGS

PROJECT:  
 PARK CENTER APARTMENTS  
 701 PARK CENTER DRIVE  
 SANTEE CA 92071

LEADS PROJECT NO: 21019  
 DATE: MAY 2022  
 DRAWN BY: JV  
 SCALE: NOT TO SCALE  
 SHEET NO: A4.00  
 SHEET: 21 OF 31

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22



1 VIEW FROM PARK CENTER DR. WALKWAY



2 VIEW FROM PARK CENTER DR. ENTRANCE



3 VIEW FROM WEST TOWNHOMES ENTRANCE

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REVISION:


DEVELOPMENT REVIEW PERMIT  
 RESUBMITTAL #2: 2023.05.13  
 DEVELOPMENT REVIEW PERMIT  
 RESUBMITTAL #1: 2023.01.13  
 DEVELOPMENT REVIEW PERMIT  
 SUBMITTAL: 2022.08.01  
 PRE-APP SUBMITTAL  
 2021.11.19

DRAWING TITLE:  
 TOWNHOME RENDERINGS

PROJECT:  
 PARK CENTER APARTMENTS  
 701 PARK CENTER DRIVE  
 SANTEE CA 92071

DBRDS PROJECT NO.: 21019  
 DATE: MAY 2022  
 DRAWN BY: JV  
 SCALE: NOT TO SCALE  
 SHEET NO.: A4.01  
 SHEET: 22 OF 31

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22



ELEVATION (west)



ELEVATION (south)

01	PAINTED STUCCO - SW 7005 PURE (WHITE)	
02	PAINTED STUCCO - SW 7008 CRIZZLE GRAY	
03	CORRUGATED METAL SIDING	
04	CORRUGATED METAL SIDING	
05	BOARD & BATTEN SIDING	
05	BOARD & BATTEN SIDING	
06	COMPOSITE ROOF SHINGLES	
07	VINYL WINDOW FRAMED GLAZING	
08	METAL RAILINGS	

materials

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REVISION:


DEVELOPMENT REVIEW PERMIT RESUBMITTAL #2: 2023-01-13  
 DEVELOPMENT REVIEW PERMIT RESUBMITTAL #1: 2023-01-13  
 DEVELOPMENT REVIEW PERMIT SUBMITTAL: 2022-06-01  
 PRE-APP SUBMITTAL: 2021-11-19

DRAWING TITLE:  
 MATERIALS BOARD

PROJECT:  
 PARK CENTER APARTMENTS  
 701 PARK CENTER DRIVE  
 SANTEE CA 92071

DBRDS PROJECT NO: 21019  
 DATE: MAY 2022  
 DRAWN BY: JV  
 SCALE: 3/32"=1'-0"  
 SHEET NO: AS.00  
 SHEET: 23 OF 31

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22



VIEW FROM ENTRANCE



VIEW FROM INTERSECTION

01	PAINTED STUCCO - SW 7005 PURE WHITE	
02	PAINTED STUCCO - SW 7008 GRIZZLE GRAY	
03	CORRUGATED METAL SIDING	
04	CORRUGATED METAL SIDING	
05	BOARD & BATTEN SIDING	
06	BOARD & BATTEN SIDING	
06	COMPOSITE ROOF SHINGLES	
07	VINYL WINDOW FRAMED GLAZING	
08	METAL RAILINGS	
09	WOOD SIDING	

VIEW FROM INTERSECTION

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REVISION:


DEVELOPMENT REVIEW PERMIT  
 RESUBMITTAL #2: 2023-05-01  
 DEVELOPMENT REVIEW PERMIT  
 RESUBMITTAL #1: 2023-01-13  
 DEVELOPMENT REVIEW PERMIT  
 SUBMITTAL: 2022-08-01  
 PRE-APP SUBMITTAL  
 2021-11-18

DRAWING TITLE:  
 TOWNHOME MATERIALS SELECTION

PROJECT:  
 PARK CENTER APARTMENTS  
 701 PARK CENTER DRIVE  
 SANTEE CA 92071

DBRDS PROJECT NO: 21019  
 DATE: MAY 2022  
 DRAWN BY: JV  
 SCALE: NOT TO SCALE  
 SHEET NO: A5.01  
 SHEET: 24 OF 31

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22



# SANTEE APTS

New Construction

PARK CENTER DRIVE  
SANTEE, CA

*McCullough*  
landscape architecture  
environmental planning  
urban design

McCulloughLA.com  
703 16th Street, Suite 100  
San Diego, California 92101

41041 Trimboli Way, Suite 6007  
Fremont, California 94538  
PH: 619.296.3150

NOT FOR  
CONSTRUCTION

ISSUED FOR  
INFORMATION  
ONLY

**SUBMITTALS | REVISIONS**

No.	Description	Date
01	1st Submittal	22.05.11
02	2nd Submittal	22.07.18

Issue Date	Project Number
7/18/2022	xxxx

CONCEPTUAL  
RENDERINGS

L500



**CITY OF SANTEE**  
Planning & Building Department

**Park Center Apartments Project**  
**Class 32 CEQA Exemption Analysis**

August 2023

## I. PROJECT CHARACTERISTICS

**1. Project Title:**

Park Center Apartments Project  
Design Review (DR2022-05)

**2. Lead Agency Name and Address:**

City of Santee  
Department of Development Services  
10601 Magnolia Avenue  
Santee, CA 92071

**3. Contact Person and Phone Number:**

Michael Coyne  
Associate Planner  
(619) 238-6417  
10601 Magnolia Avenue  
Santee, CA 92071  
mcoyne@cityofsanteeca.gov

**4. Project Location:**

701 Park Center Drive  
Assessor's Parcel Numbers: 381-032-07-00 and 381-032-08-00

**5. Project Sponsor's Name and Address:**

Westmark Partners LP  
Attn: Michael Singh  
4624 Duckhorn Drive  
Sacramento, CA 95834

**6. Property Owner:**

Westmark Partners LP  
Attn: Michael Singh  
4624 Duckhorn Drive  
Sacramento, CA 95834

**7. Existing General Plan Designation:**

TC-Town Center

**8. Existing Zoning:**

R-14 Medium Density Residential (14–22 dwelling units per gross acre)  
*Revised from R-22 High Density Residential per Appendix C of the City of Santee  
Housing Element 6th Cycle 2021-2029, Adopted May 11, 2022*



## II. EXECUTIVE SUMMARY

The Project Applicant, Westmark Partners LP, has submitted documents for the proposed Park Center Apartments Project (Project) at 701 Park Center Drive for Design Review (DR2022-05). The Project site is a vacant lot with a gross site area of 106,912 square feet (sf) or approximately 2.45 acres. The Project site’s designated land use is TC-Town Center, as it is within the Town Center Specific Plan, and was rezoned on October 12, 2022, from R-22 High Density Residential (22–30 dwelling units per gross acre) to R-14 Medium Density Residential (14–22 dwelling units per acre) as part of the City of Santee (City) Housing Element Rezone Program Implementation. The Project would consist of constructing eight three-story multifamily buildings on the Project site. The Project would include surface parking and open common space. Table A summarizes the characteristics of the project.

The California Environmental Quality Act (CEQA) analysis provided herein evaluates the consistency of the Project with the exemption requirements for a Class 32 Categorical Exemption for infill development projects as set forth in *State CEQA Guidelines* Section 15332. Based on the information and conclusions set forth on the following pages, this CEQA analysis demonstrates the Project’s consistency with the requirements for a Class 32 Categorical Exemption. No additional environmental documentation or analysis is required.

<b>Table A: Project Development Summary</b>	
<b>Description</b>	<b>Amount</b>
Total Lot Area	106,912 sf (2.45 acres)
Total Building Footprint Area	21,511 sq ft (25% lot coverage)
Total Floor Area	64,911 sf (FAR = 0.6)
Building Height	39 ft 10 inches to top of roof
Number of Units	54 (27 1-bedroom units, 24 2-bedroom units, 1 1-bedroom townhome, and 2 3-bedroom townhomes)
Landscaped Area	29,556 sf (27%)
Number of Parking Spaces	114 spaces

FAR = floor/area ratio  
 ft = feet

## III. PROJECT DESCRIPTION

### Project Location

As shown in **Figure 1**, the proposed Project is located on 701 Park Center Drive (Assessor’s Parcel Numbers 381-032-07-00 and 381-032-08-00), immediately east of Park Center Drive and approximately 300 feet south of the intersection with Mast Boulevard in the City of Santee, San Diego County, California. Park Center Drive is a north-south oriented street extending south from Mast Boulevard, located between Cuyamaca Street and Magnolia Avenue. Regional access is provided by State Route (SR) 52, SR 67, and SR 125.

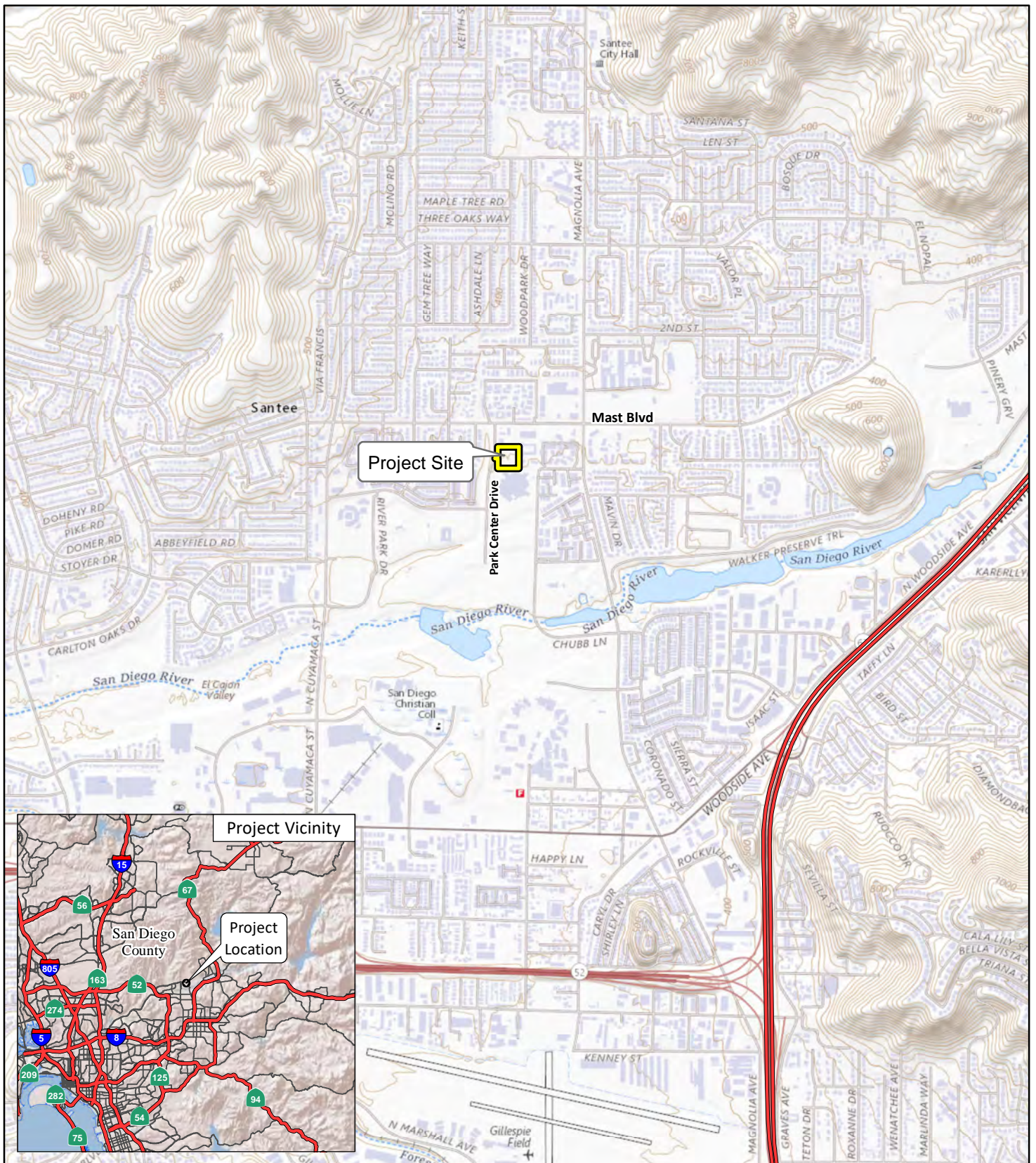


FIGURE 1

LEGEND

 Project Location



0 1000 2000  
FEET

SOURCE: USGS - The National Map (2018)

I:\WMK2201\GIS\MXD\ProjectLocation\_USGS.mxd (1/5/2023)

Santee Apartments  
Project Location

The site is served by San Diego Metropolitan Transit System (MTS) bus route 832, with the nearest bus stops on Magnolia Avenue to the north and south of the intersection with Mast Boulevard (approximately 2,060 and 1,850 feet from the Project site, respectively).

### **Existing Conditions and Surrounding Land Uses**

The existing setting of the Project site is vacant and undeveloped but highly disturbed. Additionally, the Project site is adjacent to an auto repair facility (Phantastic Auto Repair) and a generally undeveloped lot to the north, an apartment complex (The Addison) and a single-family home to the east, a hospital (Edgemoor Hospital) to the south, and a single-family residence (10264 Palm Glen Drive) to the west. **Figure 2** depicts the vegetation communities and land uses present on the Project site and the surrounding land uses.

Based on a review of existing aerial photos of the Project site, the Project site has not been used or built upon since at least 1953. The first appearance of structures in the surrounding areas is in 1964, which includes approximately seven structures outside the Project site boundaries. A Biological Resources Report (LSA 2023, Appendix A) was prepared for the Project. The Project site was determined, as a result of previous human activity, to have heavily disturbed habitat. These habitats consist primarily of nonnative herbaceous ground cover with several scattered eucalyptus (*Eucalyptus* sp.) tree stumps. Wood chips associated with eucalyptus tree cutting activities are scattered throughout the Project site. Some remnant native coastal sage scrub species are present; however, they are not dense enough and are too isolated to be mapped as coastal sage scrub habitat. Historical aerial photos show the Project site being dominated by vegetation between the years 1980 and 2000, with 2002 seeing the beginning of the vegetation being depleted while the surrounding areas continue to urbanize.

### **General Plan and Zoning**

The Project site's designated land use is TC-Town Center, as it is within the Town Center Specific Plan and is zoned as Medium High Density Residential R-14 (14 to 22 dwelling units per acre). According to the Housing Element, the Medium High Density Residential (R-14) designation is intended for residential development characterized at the lower end of the density range by multifamily attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities, and be located in close proximity to major community facilities, business centers, and streets of at least major capacity.

### **Proposed Project**

The Project would consist of constructing 54 residential dwelling units in eight detached multifamily buildings on the Project site (see **Figure 3**). The buildings would be three stories with a maximum height of approximately 39 feet 10 inches from ground level to rooftop (zoning regulations allow heights up to 45 feet). The Project includes 27 one-bedroom, one-bathroom units (approximately 810 sf per unit with an additional 100 sf exterior space), 24 two-bedroom,

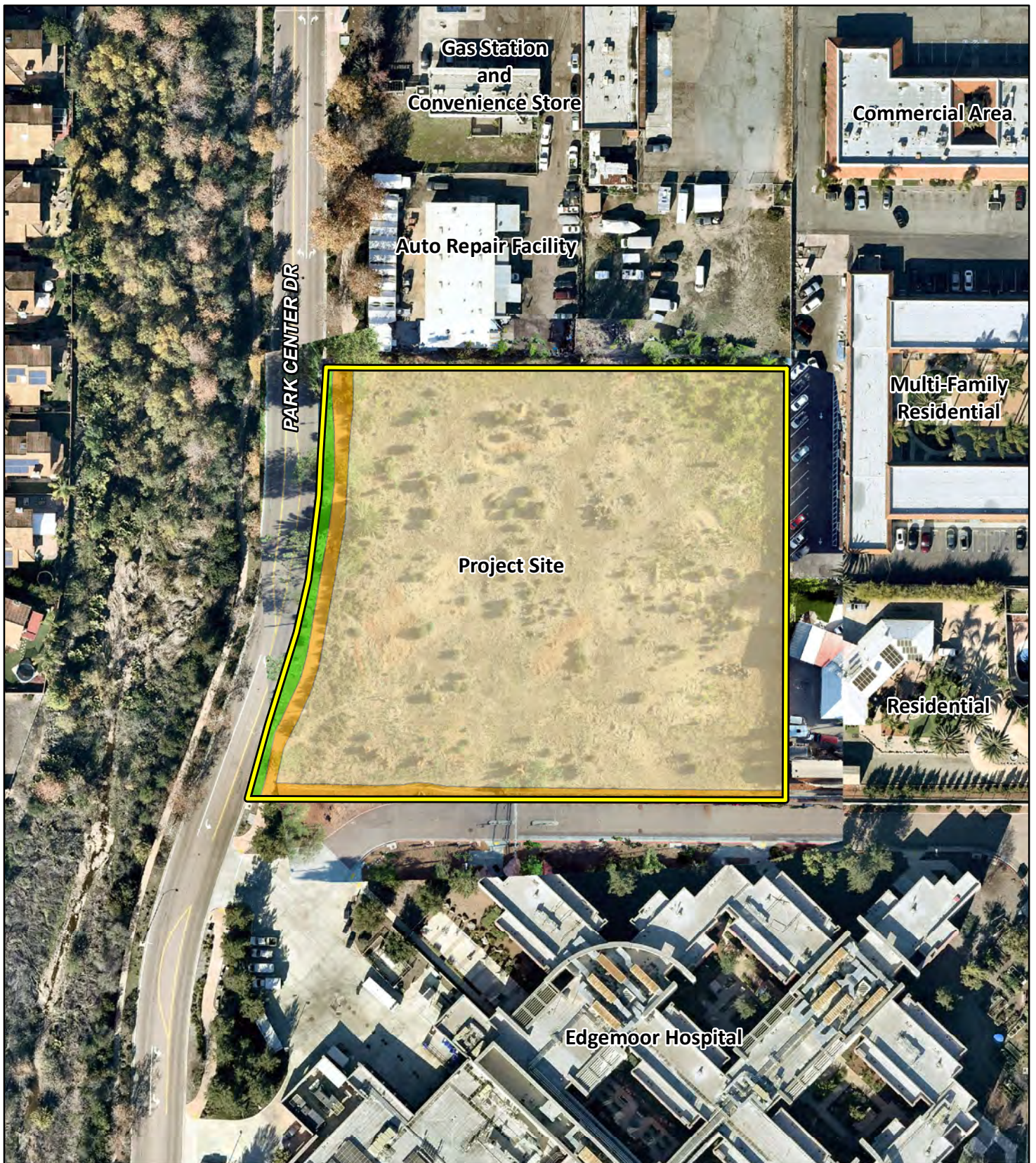
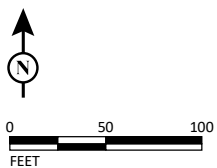


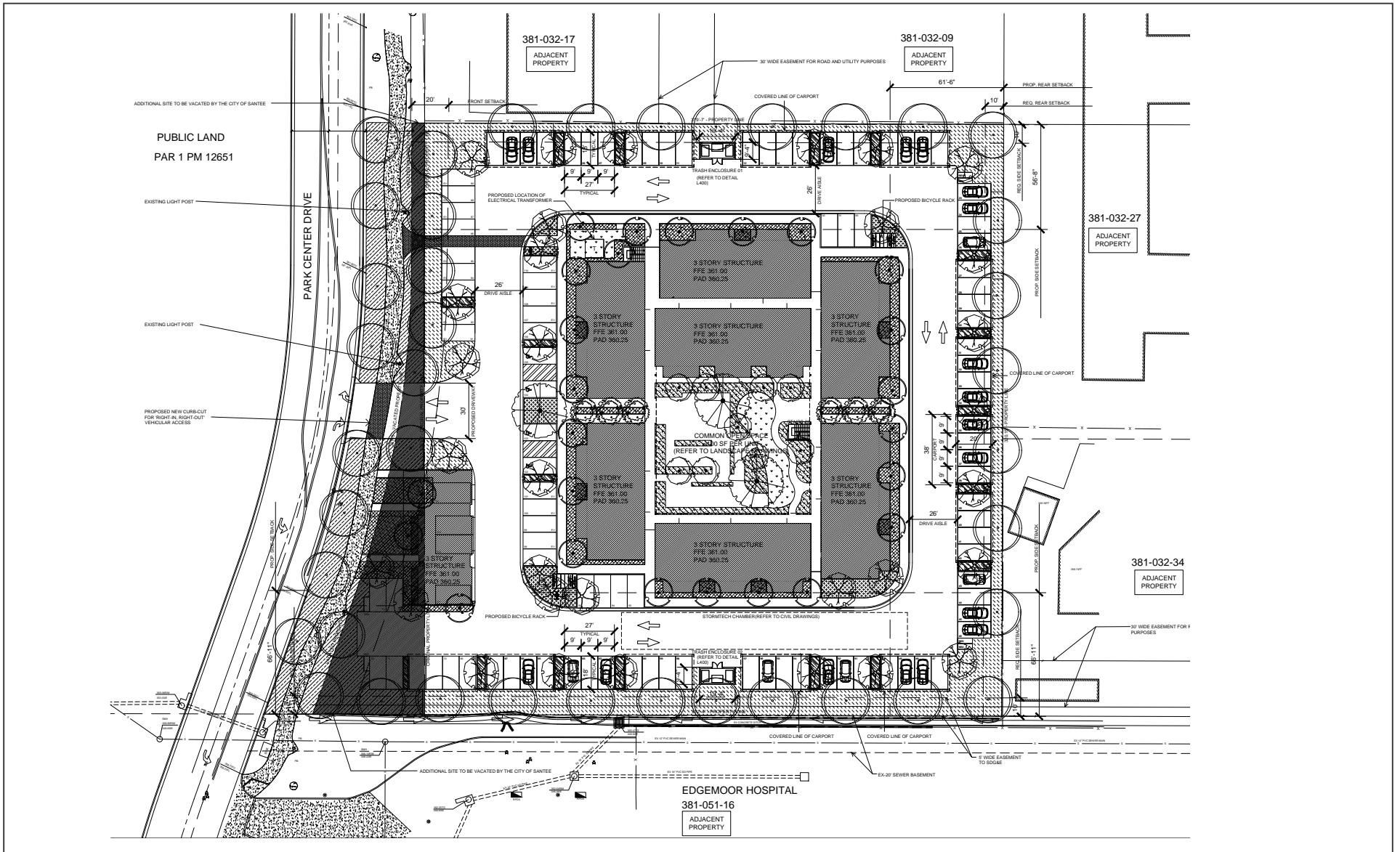
FIGURE 2

LEGEND

- Biological Study Area
- Vegetation Communities/Land Uses**
- Developed Land (0.16 ac)
- Disturbed Habitat (2.43 ac)
- Ornamental Vegetation (0.07 ac)



SOURCE: LSA UAV (5/7/2022); Google Imagery (2022)  
I:\WMK2201\GIS\MXD\Vegetation.mxd (1/5/2023)



LSA

FIGURE 3



SOURCE: DBRDS Architecture

Park Center Apartments  
Site Plan

two-bathroom units (approximately 1,070 sf per unit with an additional 110 sf of exterior space), 1 one-bedroom townhome unit (835 sf with an additional 100 sf exterior space), and 2 three-bedroom townhome units (1,660 sf per unit with an additional 100 sf exterior space). Three buildings would include 3 one-bedroom dwelling units per floor, four buildings would include 2 two-bedroom dwelling units per floor, and one building would include 3 three-story townhomes. The buildings would include the following finishes:

- Painted stucco
- Corrugated metal siding
- Board and batten siding
- Cedar shake shingles
- Composite roof shingles
- Vinyl window framed glazing
- Wood trellis
- Metal railings

The Project would include 114 surface parking spaces for cars, 8 surface parking spaces for motorcycles, 12 surface parking spaces for bicycles, and 5,760 sf of open common space centrally located at grade level. Parking is located around the Project site perimeter and includes 4 Americans with Disabilities Act (ADA) accessible spaces. Of the 114 car spaces, 17 are for guest parking and the remainder would be for residents. The car spaces include 16 electric vehicle (EV) charging spaces. Open common space includes a shade structure, planted areas, a turf lawn, and a fenced dog run area. A driveway (approximately 30 feet wide) would be constructed to provide access from Park Center Drive on the west side of the Project site. The driveway would connect with an internal 26-foot drive aisle that would serve as a fire lane while providing access to the parking lot and the apartment complex and common open space. The Project also includes a 30-foot-wide easement for road purposes just outside of the southwest portion of the Project site. Striping on Park Center Drive would be modified to provide access to the driveway entrance to the site.

All existing vegetation would be removed from the Project site and replaced in accordance with City Municipal Code Title 13, Section No. 13.36 (Landscaping) and Title 8, Section 8.06.070 (Protection of trees). Landscaping would be provided throughout the Project site, including approximately 40 shade trees along the Project site perimeter, additional trees throughout the Project site, a variety of shrubs and succulents, a turf area, and landscaped parking lot islands. Trash enclosures would be fenced and roofed. The Project would include an on-site below ground storm drain detention system using a modular wetland system to treat runoff, which would capture, detain, and treat site runoff prior to discharging to an existing inlet to an 18-inch diameter underground storm drain on the Edgemoor Hospital property to the south, which also provides drainage for the Project site under existing conditions.

### **Project Construction**

The Project would be constructed over approximately 17 months and is anticipated to start in January 2024. Construction activities would consist of site preparation, grading, building

construction, paving, and architectural coating. Construction grading of the proposed Project would require approximately 17,235 cubic yards of cut and 23,564 cubic yards of fill, with 6,329 cubic yards of imported soil.

Construction of the Project would include the use of tractors, graders, scrapers, bull dozers, crane, man lift, welder/torch, paver, and roller. The nearest sensitive receptors in proximity to the Project site are the residence approximately 200 feet to the east and the hospital approximately 220 feet to the south.

### **Project Conditions**

The following Project Conditions would be required of the proposed Project. These measures would be incorporated as Conditions of Approval for the entitlement of the Conditional Use Permit and are typical for projects built on vacant land within the City of Santee. Such measures taken to comply with building codes or to address common and typical concerns for new projects do not preclude CEQA exemptions (*Berkeley Hillside Preservation v. City of Berkeley* (2015) 241 Cal.App.4th 943, 960-961). The following measures are standard conditions for similar development projects entitled in the past by the City of Santee:

#### **Project Condition No. 1 – Air Quality:**

The project shall incorporate the following standard air quality measures:

1. The construction contractor shall use a minimum of Tier 2 construction equipment with a Level 3 diesel particulate filter or equivalent for equipment over 50 horsepower.
2. During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of standard best management practices to reduce the emissions of fugitive dust, including, but not limited to, the following actions:
  - a) Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.
  - b) Operate all vehicles on the construction site at speeds of less than 15 miles per hour.
  - c) Cover all stockpiles that will not be utilized within 3 days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a nontoxic chemical stabilizer.
  - d) Fugitive dust should be suppressed to the greatest extent possible with the use of water trucks during site grading.

3. During all grading and site preparation activities, the on-site construction superintendent shall ensure implementation of applicable California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program Measures, as follows:
  - a) Recycle/reuse at least 65 percent of construction materials (including, but not limited to, soil, mulch, vegetation, concrete, lumber, metal, and cardboard).
  - b) Use “green building materials” (e.g., those materials that are rapidly renewable or resource efficient, and recycled and manufactured in an environmentally friendly way) for at least 10 percent of the project, as specified on the CalRecycle website.
4. The project shall exceed current Title 24 of the California Code of Regulations, established by the CEC, regarding energy conservation and green building standards by 10 percent. The project applicant shall incorporate the following in the building plans:
  - a) The project shall include the installation of infrastructure necessary for electric vehicle parking, as well as providing preferential parking for electric vehicles. The project shall provide bike parking on-site.
  - b) The project shall utilize high-efficiency equipment and fixtures consistent with the 2016 Green Building Code and Title 24 energy conservation standards. The project shall exceed Title 24 requirements by 10 percent. The project shall include the installation of infrastructure to make the proposed project solar-ready.
  - c) The project shall comply with the Santee Water Efficient Landscape Ordinance. The ordinance promotes water conservation and efficiency by imposing various requirements related to evapotranspiration rates, irrigation efficiency, and plant factors.
  - d) The project shall install a rainwater capture device used for outdoor landscaping purposes.
  - e) The project shall plant trees and plants to help increase the rate of carbon sequestration on-site.
  - f) The project shall reduce solid waste disposal through recycling, composting and source reduction of solid waste.
  - g) The project shall use energy-efficient clothes washers, dishwashers, fans, and refrigerators.
  - h) The project shall install high-efficiency lighting, as well as low-flow faucets, toilets, and showers.
  - i) The project shall use low VOC paints (consistent with SDAPCD Rule 67.0.1).
  - j) The project shall not include wood burning stoves or fireplaces.



**Standard Project Condition No. 2 – Biological Resources:**

The following standard biological resource measures shall be implemented with the proposed project:

1. If vegetation disturbance is scheduled to occur during the bird breeding season (between January 15 and September 15), a biologist shall perform a nesting bird survey within the proposed construction area and appropriately sized buffer no more than 72 hours prior to vegetation disturbance. If the planned vegetation disturbance does not occur within 72 hours of the nesting bird survey, then the area will be resurveyed. If nesting birds are found, then the qualified biologist will establish an adequate buffer zone (on a species-by-species, case-by-case basis) in which construction activities would be prohibited until the nest is no longer active. The size of the buffer zone is determined by the biologist based on the amount, intensity, and duration of construction and can be altered based on site conditions. If appropriate, as determined by the biologist, additional monitoring of the nesting birds may be conducted during construction to ensure that nesting activities are not disrupted.
2. All vehicles, equipment, tools, and supplies shall stay within the limits of the impact area.
3. BMP features (e.g., silt fencing, straw wattles, and gravel bags) shall be installed where necessary to prevent off-site sedimentation.

**Standard Project Condition No. 3 – Geology/Soils:**

1. The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project specific geotechnical investigation. Recommendations related to general construction, seismic considerations, earthwork, foundations, building floor slabs, lateral earth pressures, corrosivity, drainage, storm infiltrations, exterior concrete and masonry flatwork and paved areas shall be adhered to during all project design and construction.

**Standard Project Condition No. 4 – Noise:**

**Construction Best Business Practices:**

1. Prior to issuance of grading permits, the Director of Development Services, or designee, shall verify that all construction plans include notes stipulating the following:
  - a) Operations shall conform to the City's noise ordinance standards through the use of smaller equipment or operation time restrictions.
  - b) All equipment shall be equipped with properly maintained mufflers.
  - c) The construction contractor shall place noise-generating construction equipment and locate construction staging areas away from sensitive uses whenever feasible.

- d) The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.
  - e) The construction contractor shall locate equipment staging in areas that would create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all project construction.
2. All residential units located within 500 ft of the construction site shall be sent a notice regarding the construction schedule. A sign legible at a distance of 50 ft shall also be posted at the construction site. All notices and the signs shall indicate the dates and durations of construction activities, as well as provide a telephone number for the “noise disturbance coordinator.”
  3. A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall be required to implement reasonable measures to reduce noise levels.
  4. The following shall be incorporated into the project construction plan: “Control of Construction Hours. Construction activities occurring as part of the project shall be subject to the limitations and requirements of Section 8.12.290 of the City Municipal Code which states that construction activities may occur between 7:00 a.m. and 7:00 p.m. Mondays through Saturdays. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays. No construction activity will be permitted outside of these hours except in emergencies.”

**Project Design Condition 5 -- Tribal/Archaeological Monitor:**

1. A Native American Monitor from the Jamul Indian Village or Viejas Band of Kumeyaay Indians shall be present for any pre-construction meeting and for all ground disturbing activities associated with the project. Should any cultural or tribal cultural resources be discovered, no further grading shall occur in the area of the discovery until the Director of Development Services, or designee, with concurrence from the Native American Monitor, are satisfied that treatment of the resource has occurred. In the event that a unique archaeological resource or tribal cultural resource is discovered, and in accordance with Public Resources Code Section 21083.2(b)(1), (2), and (4), the resource shall be moved and buried in an open space area of the Project site, such as slope areas, which will not be subject to further grading activity, erosion, flooding, or any other ground disturbance that has the potential to expose the resource. The on-site area to which the resource is moved shall be protected in perpetuity as permanent open space. No identification of the resource shall be made on-site; however, the Applicant shall plot the new location of the resource on a map showing latitudinal and longitudinal coordinates and provide that map to the Native American Heritage Commission (NAHC) for inclusion in the Sacred Lands File (SLF). Disposition of the resources shall be at the discretion of the City of Santee, but in accordance with the foregoing.

2. Prior to the start of ground-disturbing activities, the applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (U.S. Department of the Interior, 2012) to carry out all mitigation related to cultural resources.
3. Prior to start of ground-disturbing activities, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The applicant shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance.
4. An archaeological monitor (working under the direct supervision of the qualified archaeologist) shall observe all initial ground-disturbing activities, including but not limited to brush clearance, vegetation removal, grubbing, grading, and excavation. The qualified archaeologist, in coordination with the applicant and the City, may reduce or discontinue monitoring if it is determined by the qualified archaeologist that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Archaeological monitoring shall be conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site. The archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of a discovery until the qualified archaeologist has evaluated the discovery and determined appropriate treatment (as prescribed below). The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare a monitoring report that details the results of monitoring. The report shall be submitted to the City and any Native American groups who request a copy. A copy of the final report shall be filed at the South Coastal Information Center (SCIC).
5. In the event of the unanticipated discovery of archaeological materials, all work shall immediately cease in the area (within 100 feet) of the discovery until it can be evaluated by the qualified archaeologist. Construction shall not resume until the qualified archaeologist has conferred with the applicant and the City on the significance of the resource.
6. If it is determined that the discovered archaeological resource constitutes a historical resource or a unique archaeological resource under CEQA, avoidance and preservation in place is the preferred manner of mitigation. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Cultural Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in

consultation with the applicant and the City that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The qualified archaeologist and the City shall consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those which are scientifically important, are considered.

7. If human remains are encountered, all work shall halt in the vicinity (within 100 feet) of the discovery and the San Diego County Coroner will be contacted in accordance with PRC Section 5097.98 and Health and Safety Code Section 7050.5. The applicant and the City will also be notified. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by AB 2641). The NAHC will designate a Most Likely Descendant (MLD) for the remains per PRC Section 5097.98. Until the landowner has conferred with the MLD, the applicant will ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices, and that further activities take into account the possibility of multiple burials.

#### IV. CLASS 32 CATEGORICAL EXEMPTION ANALYSIS

The following analysis provides substantial evidence to support a conclusion that the Project qualifies for an exemption under *State CEQA Guidelines* Section 15332 as a Class 32 urban infill development and would not have a significant effect on the environment.

**Class 32 Categorical Exemption:** Class 32 consists of projects characterized as in-fill development meeting the conditions described below:

- (a) 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.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

#### Criterion Section 15332(a): General Plan and Zoning Consistency

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.

#### General Plan

The Project site's designated General Plan land use is TC-Town Center, as it is within the Town Center Specific Plan; the Project site is identified for Residential land uses. The Town Center Specific Plan Residential designation is intended to allow a wide range of residential housing types such as single-family residences, apartments, townhomes, condominiums, and senior citizen housing. The mix of housing types is aimed at supplementing the existing stock of single-family detached residences located throughout Santee. Residential areas are located north of the San Diego River and on its southeastern bank. A special emphasis has been placed on creating housing opportunities within the plan area to maximize the integration of living space with work and recreation areas. The proposed apartment project is consistent with the TC-Town Center General Plan land use designation.

#### Zoning

The Project site was rezoned from R-22 High Density Residential (22–30 dwelling units per gross acre) to R-14 Medium Density Residential (14–22 dwelling units per acre) on October 12, 2022, as part of the City of Santee Housing Element Rezone Program Implementation in the

City's 6th Cycle Housing Element. The Medium High Density Residential (R-14) zone designation is intended for residential development characterized at the lower end of the density range by multifamily attached units and at the upper end of the density range by apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide on-site recreational amenities, and be located in close proximity to major community facilities, business centers, and streets of at least major capacity. At an approximate density of 22 units per acre, and close to major community facilities (including the Sportsplex USA facility, the YMCA facility, and Town Center Community Park), the proposed Project is consistent with the intent of the R-14 Zone.

The proposed residential Project is consistent with the zoning regulations of the R-14 Zone. The maximum height limit for the R-14 Zone is 45 feet (four stories) and the proposed multifamily residential buildings are three stories and up to 39 feet, 10 inches high. The Project meets all other zoning standards, including setbacks and parking. The setback requirements are 20 feet for the front setback, 10 feet for the side setback, and 10 feet for the rear setback; the Project includes 20 feet for the front setback, 56 feet 8 inches for the side setback, and 61 feet 3 inches for the rear setback. A total of 114 car parking spaces and 8 motorcycle spaces will be provided (including 16 EV charging spaces), where 108 car parking spaces and 5 motorcycle spaces are required. Landscaping will be provided within these setback areas as required by the City's Zoning Ordinance.

**Criterion Section 15332(b): Project Location, Size, and Context**

<b>Yes</b>	<b>No</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses

The Project site is located within the incorporated limits of the City of Santee on an approximately 2.45-acre site and is surrounded by parcels developed with urban land uses and paved public streets. Therefore, the Project is consistent with *State CEQA Guidelines* Section 15332(b).

**Criterion Section 15332(c): Endangered, Rare, or Threatened Species**

<b>Yes</b>	<b>No</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site has no value as habitat for endangered, rare or threatened species.

The Project site consists of undeveloped, highly disturbed lands. There are no potentially jurisdictional aquatic resources on site. The site is surrounded by commercial and residential development to the north, east, and south, with Park Center Drive on the western border of the Project site. An unnamed tributary to the San Diego River is west of and adjacent to Park Center Drive. The San Diego River is approximately 0.4 mile south of the site. Since the Project site is an infill site substantially surrounded by urban development, the Project site exhibits no connectivity to substantial open space or habitat suitable to support endangered, rare, or threatened species.

The Biological Resources Report (Appendix A) prepared for the Project site included a literature review and field survey to determine the existence or potential occurrence of endangered, rare, or threatened plant and animal species and critical habitats on or in the vicinity of the Project site. The literature review included the California Natural Diversity Database (CNDDDB), which indicated critical habitat does not occur on or near the Project site, but special-status and endangered, rare, or threatened plant and animal species have been previously reported in the Project vicinity as detailed in the Biological Resources Report. Additionally, the California Native Plant Society's (CNPS) Rare Plant Inventory was reviewed.

The Biological Resources Report determined that construction of this Project would result in permanent loss of disturbed habitat, developed land, and ornamental vegetation. No temporary impacts are anticipated as the entire site would be developed. Direct impacts would result from permanent clearing of vegetation, grading, and construction of housing units and utility infrastructure within the development footprint. Indirect impacts to adjacent areas may result from noise and dust generated by construction-related activities, which have the potential to disturb nearby wildlife and, in the case of dust, vegetation. Additionally, if construction is performed at night, artificial night lighting has the potential to indirectly affect wildlife.

Based on the results of the literature review, the database records search, and observations made during the general biological resources assessment, due to the absence of suitable habitat and conditions, no plant or wildlife species listed as special-status, endangered, rare, or threatened were observed or were determined to have a moderate or higher potential to occur within the Project site or within a 100-foot survey buffer. Furthermore, none are expected to occur due to the Project site's previous disturbances, relatively small size, and isolation from open space with suitable habitat to support these species.

Due to the isolated nature of the Project site and the surrounding development to the east, north, and south, the Project site has no value as a wildlife corridor. The nearest area anticipated to be utilized as a wildlife corridor is the tributary to the San Diego River, located to the west of the Project site, as it provides contiguous habitat and connections to large undeveloped areas associated with the San Diego River.

Therefore, the Project is consistent with Section 15332(c) of the *State CEQA Guidelines*, as the Project site has no value as habitat for endangered, rare, or threatened species.

**Criterion Section 15332(d): Traffic, Noise, Air Quality, or Water Quality**

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site has no value as habitat for endangered, rare or threatened species.

The analysis below describes the Project effects for the resource topics in this criterion, organized as follows: traffic, noise, air quality, and water quality. As demonstrated in the following discussions, the Project would not result in significant effects related to traffic, noise, air quality, or water quality and is consistent with Section 15332(d) of the *State CEQA Guidelines*.

**Traffic**

As the CEQA lead agency, the City of Santee determined that based on the size and scope of the Project, a CEQA Transportation Analysis Screening form was required (see Appendix B). A Project trip generation table was also developed with trip rates gathered from the 11th edition of the Institute of Transportation Engineers' (ITE) *Trip General Manual*. As indicated in Table B, the proposed Project would generate 344 average daily trips (ADT).

<b>Table B: Project Trip Generation</b>									
Land Use	Size	Unit	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Trip Rates</b>									
Multifamily Low-Rise		du	6.74	0.10	0.30	0.40	0.32	0.19	0.51
<b>Project Trip Generation</b>									
Multifamily Low-Rise	54	du	364	5	16	21	17	10	27

Source: Trip rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition (2021).  
 Land Use Code 220 – Multifamily Housing (Low Rise) – 2 or 3 levels  
 ADT = average daily trips  
 du = dwelling unit

The Project includes 114 on-grade parking spaces around the perimeter of the apartment complex, and 5,760 square feet of open common space centrally located at grade level (refer to Figure 3). A 30-foot-wide driveway would be constructed off Park Center Drive on the west side of the Project site. Striping on Park Center Drive would be adjusted to accommodate safe access to the driveway. The driveway would connect to an internal 26-foot drive aisle that would serve as a fire lane while interconnecting the parking lot with the apartment complex and common open space. The Project also includes a 30-foot-wide easement for road purposes just outside of the southwest portion of the Project site.

Development of the Project site would not conflict with any program, plan, ordinance, or policy designed to promote or enhance the City's transit facilities. To help reduce vehicle miles traveled (VMT) in the Project vicinity, public transit is provided by MTS.

The site is served by MTS bus route 832, with the nearest bus stops on Magnolia Avenue to the north and south of the intersection with Mast Boulevard (approximately 2,060 and 1,850 feet from the Project site, respectively). MTS Line 832 is a route that traverses the city in a north-south direction. This route connects to the MTS Green Line Trolley, which provides access to the broader San Diego region.

The proposed Project is considered a small project as it is less than 5 acres of land and generates fewer than 500 daily trips. Therefore, the proposed Project is screened out from a VMT analysis and is presumed to have a less than significant effect relating to traffic pursuant to Section 15332(d) of the *State CEQA Guidelines*.



## Noise

Project-generated noise levels and vibration have been evaluated in the Noise and Vibration Impact Analysis (Appendix C). The analysis was prepared by LSA pursuant to the California Code of Regulations, the City's General Plan Noise Element, the Santee Municipal Code, and the County of San Diego Noise Ordinance.

The nearest sensitive receptors in proximity to the Project site include a residence approximately 200 feet to the east and the hospital approximately 220 feet to the south. Properties adjacent to the north, including an auto repair shop and further north a gas station, are not considered noise-sensitive land uses. The Noise and Vibration Impact Analysis includes a discussion of the applicable regulatory guidelines.

**Construction Noise.** Two types of short-term noise impacts could occur during the construction of the proposed Project. First, construction crew commutes and the transport of construction equipment and materials to the Project site for the proposed Project would incrementally increase noise levels on access roads leading to the Project site. Although there would be a relatively high single-event noise-exposure potential causing intermittent noise nuisance (passing trucks at 50 feet would generate up to 84 A-weighted decibel maximum instantaneous noise level (dBA  $L_{max}$ ), the effect on longer-term ambient noise levels would be small when compared to existing daily traffic volumes. Because construction-related vehicle trips would not substantially increase existing daily traffic volumes, and traffic noise would not increase by 3 dBA community noise equivalent level (CNEL). A noise level increase of less than 3 dBA would not be perceptible to the human ear in an outdoor environment. Therefore, short-term, construction-related impacts associated with worker commute and equipment transport to the Project site would be less than significant.

The second type of short-term noise impact is related to noise generated during construction, which includes site preparation, grading, building construction, paving, and architectural coating on the Project site. Construction is completed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics.

While construction noise will vary, it is expected that composite noise levels during construction at the nearest off-site sensitive residential use to the east would reach an average noise level of 74 dBA equivalent continuous sound level ( $L_{eq}$ ) during daytime hours. These predicted noise levels would only occur when all construction equipment is operating simultaneously; and therefore, are assumed to be conservative in nature. While construction-related short-term noise levels have the potential to be higher than existing ambient noise levels in the Project area under existing conditions, the noise impacts would no longer occur once Project construction is completed.

Furthermore, construction activities are regulated by the City's noise ordinance. The proposed Project would comply with the construction hours specified in the City's Noise Ordinance, which states that construction activities are allowed between the hours of 7:00 a.m. through 7:00 p.m.,

Monday through Saturday, except holidays. In addition, the City's Standard Project Condition No. 4 – Noise, as previously described, would be applicable to the proposed Project.

**Short-Term Construction Vibration Impacts.** This construction vibration impact analysis discusses the level of human annoyance using vibration levels in vibration velocity decibels (VdB) and assesses the potential for building damages using vibration levels in peak particle velocity (PPV) inches per second (in/sec). Federal Transit Administration (FTA) guidelines show that a vibration level of up to 0.5 in/sec in PPV is considered safe for buildings consisting of reinforced concrete, steel, or timber (no plaster), and would not result in any construction vibration damage. For non-engineered timber and masonry buildings, the construction building vibration damage criterion is 0.2 in/sec in PPV. The threshold at which vibration levels would result in human annoyance would be 78 VdB for daytime residential uses and 90 VdB for workshop type uses.

Vibration levels are expected to approach 60 VdB at the closest residential uses located to the east of the Project site and 62 VdB at the closest repair shop located immediately to the north of the Project site which is below the 78 VdB and 90 VdB threshold for annoyance for residential and workshop uses, respectively. Vibration levels are expected to approach 0.191 in/sec at the nearest surrounding structures, approximately 15 feet from construction operations, and would be below the 0.2 PPV in/sec damage threshold. Therefore, no significant vibration impacts would occur.

**Long-Term Off-Site Traffic Noise Impacts.** Based on the traffic screening form prepared by LSA (Appendix B), it was determined that a net additional 344 ADT would be generated by the proposed Project. An increase of 344 ADT would result in a noise level increase less than 0.7 dBA CNEL along Park Center Drive. A noise level increase of less than 1 dBA would not be perceptible to the human ear; therefore, the traffic noise increase along Park Center Drive resulting from the Project would be less than significant.

## **Air Quality**

The following analysis is based on the project-specific Air Quality and Greenhouse Gas Emissions Impact Analysis for the Santee Park Circle Apartments Project in Santee, California (Appendix D). The Project site is in the San Diego Air Basin (Basin). Air quality in the Basin is under the guidelines of the San Diego Air Pollution Control District (SDAPCD).

Construction of the proposed Project is anticipated to begin in January 2024 and last for approximately 17 months. During construction, 6,329 cubic yards of soil would need to be imported.

Both State and federal governments have established health-based ambient air quality standards (AAQS) for six criteria air pollutants: carbon monoxide (CO), ozone (O<sub>3</sub>), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), lead (Pb), and suspended particulate matter (PM). In addition, the State has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety. Long-term exposure to elevated levels of criteria

pollutants may result in adverse health effects. However, emission thresholds established by an air quality district are used to manage total regional emissions within an air basin based on the air basin's attainment status for criteria pollutants.

**Consistency with Applicable Air Quality Plan.** The SDAPCD is responsible for developing and implementing the clean air plans for attainment and maintenance of the AAQS in the SDAPCD, specifically, the State Implementation Plan (SIP) and the Regional Air Quality Strategy (RAQS). The SIP and RAQS rely on information from the California Air Resources Board (CARB) and the San Diego Association of Governments (SANDAG), including mobile and area source emissions, as well as information regarding projected growth in the County as a whole and the cities in the County, to project future emissions and determine the strategies necessary for the reduction of emissions through regulatory controls. Projects that propose development that is consistent with the growth anticipated by the General Plans would be consistent with the RAQS.

Implementation of the proposed Project would result in an increase in 54 residential units and is designated as TC-Town Center in the City's General Plan, and zoned R-14 Medium Density Residential (14–22 dwelling units per acre). R-14 zoning is intended to provide for compatible high-density multiple family residential development including apartments, condominiums, and senior housing. The proposed Project is consistent with the General Plan and zoning designations. Because the proposed Project activities and associated vehicle trips are anticipated in local air quality plans, the proposed Project would be consistent at a regional level with the underlying growth forecasts in the RAQS and SIP.

**Construction Emissions.** During construction, short-term degradation of air quality may occur due to the release of particulate matter (PM) emissions (e.g., fugitive dust) generated by excavating, grading, hauling, and paving activities. Emissions from construction equipment are also anticipated and would include CO, nitrogen oxides (NO<sub>x</sub>), volatile organic compounds (VOCs), directly emitted PM<sub>2.5</sub> (particulates less than 2.5 microns in size) and PM<sub>10</sub> (particulates less than 10 microns in size), and toxic air contaminants (TACs), such as diesel particulate matter (DPM).

Construction-related effects on air quality from the proposed Project would be greatest during grading, due to construction activity on unpaved surfaces. Water or other soil stabilizers can be used to control dust at least twice daily, resulting in emissions reductions of 50 percent or more. The SDAPCD has established Rule 55, Fugitive Dust Control, which would require the Applicant to implement measures that would reduce the amount of PM generated during the construction period. In addition to dust related PM<sub>10</sub> emissions, heavy trucks and construction equipment powered by gasoline and diesel engines would generate CO, SO<sub>2</sub>, NO<sub>x</sub>, VOCs and some soot particulate (PM<sub>2.5</sub> and PM<sub>10</sub>) in exhaust emissions.

Construction emissions were estimated for the Project using CalEEMod and are summarized in Table C. As shown in Table C, construction emissions associated with the Project would not exceed the SDAPCD thresholds for VOCs, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>2.5</sub>, and PM<sub>10</sub>.

Table C: Project Construction Emissions in Pounds Per Day						
Project Construction	Maximum Pollutant Emissions (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum (lbs/day)	4.9	46	26	<1	9.5	3.9
SDAPCD Thresholds	75.0	250	550	250	100.0	55.0
Exceeds Thresholds?	No	No	No	No	No	No

Source: Compiled by LSA (January 2023).

CO = carbon monoxide

lbs/day = pounds per day

NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

SDAPCD = San Diego Air Pollution Control District

SO<sub>x</sub> = sulfur oxides

VOC = volatile organic compounds

Therefore, construction of the proposed Project would not result in a cumulatively considerable increase of any criteria pollutant for which the Project region is in nonattainment under an applicable federal or State AAQS.

**Operational Emissions.** Long-term air pollutant emissions impacts are those associated with mobile sources (e.g., vehicle trips), energy sources (e.g., electricity and natural gas), and area sources (e.g., architectural coatings and the use of landscape maintenance equipment) related to the proposed Project.

PM<sub>10</sub> emissions result from running exhaust, tire and brake wear, and the entrainment of dust into the atmosphere from vehicles traveling on paved roadways. Energy source emissions result from activities in buildings for which electricity and natural gas are used. The primary sources of energy demand for the proposed Project would include building mechanical systems, such as heating and air conditioning, lighting, and plug-in electronics, such as refrigerators or computers. The Project would incorporate sustainable design features and comply with 2019 Title 24 standards, which were accounted for in the analysis.

Long-term operation emissions associated with the proposed Project were calculated using CalEEMod. Model results are shown in Table D below. As shown in Table D, the proposed Project would not exceed the SDAPCD significance criteria for daily VOCs, NO<sub>x</sub>, CO, sulfur oxides (SO<sub>x</sub>), PM<sub>10</sub>, or PM<sub>2.5</sub> emissions. Therefore, operation of the proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in nonattainment under an applicable federal or State AAQS.

**Long-Term Microscale (CO Hot Spot) Analysis.** Vehicular trips associated with the proposed Project would contribute to congestion at intersections and along roadway segments in the Project vicinity. The primary mobile-source pollutant of local concern is CO, a direct function of vehicle idling time and, thus, of traffic flow conditions. Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service or with extremely high traffic volumes. In areas with high ambient background CO concentrations, modeling is recommended to determine a project's effect on local CO levels.

<b>Table D: Project Operational Emissions (in Pounds Per Day)</b>						
<b>Source</b>	<b>Pollutant Emissions</b>					
	<b>VOC</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>x</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Maximum	3.3	1.4	14	<1	0.86	0.18
SDAPCD Thresholds	75.0	250.0	550	250	100.00	55.00
<b>Exceeds Thresholds?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Compiled by LSA (January 2023).

CO = carbon monoxide

lbs/day = pounds per day

NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

SDAPCD = San Diego Air Pollution Control District

SO<sub>x</sub> = sulfur oxides

VOC = volatile organic compounds

Given the extremely low level of CO concentrations in the Project area, and minor traffic impact increases at affected intersections, project-related vehicles are not expected to contribute significantly or to result in the CO concentrations exceeding the State or federal CO standards. Because no CO hot spots would occur, there would be no project-related impacts on CO concentrations.

### Water Quality

The following analysis relies on the Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) <sup>1</sup> and the Hydrology Report<sup>2</sup> prepared for the proposed Project.

**Construction Water Quality Impacts.** Construction activities would involve disturbance, grading, and excavation of soil, which could result in temporary erosion and movement of sediments into the storm drain system, particularly during precipitation events. Projects that disturb greater than 1 acre of soil are subject to the requirements of the State Water Resources Control Board (SWRCB) Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System [NPDES] No. CAS000002, as amended by Order Nos. 2010-0014-DWQ, 2012-0006-DWQ, and 2022-0057-DWQ) (Construction General Permit). Because the proposed Project would disturb more than 1 acre, the Applicant would be required to obtain coverage under the Construction General Permit, which requires the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and best management practices (BMPs), including, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on site and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters. The City of Santee Municipal Code, Title 9, Chapter 9.06, Stormwater Management and Discharge Control, also requires projects to implement stormwater pollution control requirements during construction activities. Compliance with the standard requirements

<sup>1</sup> K & S Engineering Inc. 2022. *Storm Water Quality Management Plan*. December 6.

<sup>2</sup> K & S Engineering Inc. 2022. *Hydrology Study*. December 7.

of the Construction General Permit and the City Municipal Code would ensure that construction impacts related to surface water quality would be less than significant.

According to the Geotechnical Investigation<sup>3</sup> prepared for the proposed Project, the depth to groundwater at the Project site is anticipated to be between 17 and 20 feet below ground surface (bgs). According to the SWQMP, the proposed depth of excavation will not reach the depth of groundwater. As a result, it is not anticipated that groundwater would be encountered during construction, and groundwater dewatering would not be required during construction. Therefore, construction-related impacts to groundwater quality would be less than significant.

**Operational Water Quality Impacts.** Pollutants of concern during operation of the proposed Project may include suspended solids/sediments, nutrients, pesticides, heavy metals, oil and grease, toxic organic compounds, and trash and debris.

Under existing conditions, storm water generally sheet flows from north to south and drains onto an existing concrete ditch along the southern boundary of the Project site. Storm water is then diverted onto an inlet before entering the underground 18-inch storm drainpipe on Edgemoor Hospital. The proposed Project would maintain the existing drainage pattern at the Project site. Under proposed conditions, on-site runoff would flow north to south and drain into an underground detention facility and modular wetland system, at the southern end of the Project site before connecting/discharging to existing drainage infrastructure along the southern boundary of the Project site.

The existing Project site is currently vacant with no impervious surface areas. The proposed Project would disturb 108,225 sf (2.48 acres) with the construction of apartments and associated parking and driveways, which would result in the addition of a total of 92,254 sf (2.12 acres) of impervious surface area. An increase in impervious surface area would increase the volume of runoff during a storm, which would potentially increase the amount of pollutants discharged into downstream receiving waters. The proposed Project is subject to the requirements of the San Diego Regional Water Quality Control Board's (RWQCB) NPDES Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4) Draining the Watersheds Within the San Diego Region (Order No R9-2013-0001, NPDES No. CAS010266, as amended by Order No. WQ 2015-0100) (San Diego MS4 Permit). A PDP SWQMP<sup>4</sup> has been prepared for the proposed Project in compliance with San Diego MS4 Permit, the City of Santee BMP Design Manual, and the City's Municipal Code. The project-specific SWQMP specifies the Source Control, Site Design, LID BMPs, and treatment BMPs (detention basin and modular wetland system) proposed for the Project. As described above, runoff would drain into the underground detention facility and treatment BMPs (modular wetland system), before connecting/draining to existing drainage infrastructure along the southern boundary of the Project site. As specified in the project-specific SWQMP underground detention tanks and treatment BMPs would be sized appropriately to treat and detain peak

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<sup>3</sup> Leighton. 2021. *Geotechnical Investigation Proposed Multi-Family Development Park Center Drive Santee, California*. September 29

<sup>4</sup> K & S Engineering Inc. 2022. *Storm Water Quality Management Plan*. December 6.

flows without increasing peak flows to downstream drainage infrastructure. Implementation of the PDP SWQMP and stormwater related requirements outlined in the City's Municipal Code, would ensure Project impacts to water quality would be less than significant.

Project operation would not require groundwater extraction. Water usage for the proposed Project would primarily be associated with irrigation for landscaping, domestic uses, and fire suppression systems.

In the existing condition, the Project site is undeveloped and contains no impervious surface area. Under post-project conditions, approximately 85 percent (2.11 acres) of the proposed Project would be impervious surface area (an increase of 2.11 acres). An increase in impervious surface area decreases infiltration, which can decrease the amount of water that is able to recharge the aquifer/groundwater. However, under existing conditions, a majority of the Project site (93 percent) is composed of Soil Group C, which has a slow infiltration rate. Therefore, the Project site is not a significant source of groundwater recharge under existing conditions. Therefore, development of the proposed Project would not significantly decrease groundwater supplies or interfere with groundwater recharge.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06073C1651G (May 16, 2012), the Project site is not located within a 100-year floodplain. Specifically, the Project site is located within Zone X, an area of minimal flood hazard (outside the 500-year floodplain). According to the Department of Conservation Tsunami Hazard Area Maps, the Project site is not located within a Hazard Area. Therefore, there is no risk of tsunami or seiche on the Project site. No project-related impacts associated with flood flows or release of pollutants from inundation would occur.

Proper engineering design and construction in conformance with the requirements of the City, the Construction General Permit, the San Diego MS4 permit, and project-specific recommendations outlined in an SWPPP and Final SWQMP would ensure that construction and operation of the proposed Project would not result in any significant effects relating to water quality pursuant to Section 15332(d) of the *State CEQA Guidelines*. Overall, the proposed Project would not result in impacts associated with hydrology and water quality.

**Criterion Section 15332(e): Utilities and Public Services**

<b>Yes</b>	<b>No</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site can be adequately served by all required utilities and public services.

The proposed Project includes connections to utilities such as sewer, water, electrical, gas, and telecommunications within the Park Center Drive right-of-way. Overhead electrical facilities along the Project site frontage would be relocated underground where feasible. The northern portion of the Project site proposes a 30-foot easement for road and utility purposes. The south side of the Project site includes an existing 20-foot sewer easement and a proposed 5-foot-wide easement to San Diego Gas and Electric (SDG&E).

All on-site utilities would be designed in accordance with applicable codes and current engineering practices. There would be no significant environmental effects specifically related to the installation of utility connections that are not encompassed within the Project's construction and operational footprints, and therefore already identified, disclosed, and subject to all applicable local, State, and federal regulations specified above. Therefore, the Project site can be adequately served by all required utilities pursuant to Section 15332(e) of the *State CEQA Guidelines*.

## V. EXCEPTIONS TO CATEGORICAL EXEMPTIONS

Under the Class 32 Categorical Exemption Overview, even if a project is ordinarily exempt under any of the potential categorical exemptions, *State CEQA Guidelines* Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. The following section addresses whether any of the exceptions to the CEQA exemption apply to the Project, consistent with *State CEQA Guidelines* Section 15300.2.

### Criterion 15300.2(a): Location

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there an exception to the exemption for the project due to its location in a particularly sensitive environment, such that the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?

This exception applies only to CEQA exemptions under Classes 3, 4, 5, 6, or 11. Since the Project qualifies as a Class 32 urban infill exemption, this criterion is not applicable and is provided here for information purposes only. There are no environmental resources of hazardous or critical concern that are designated, precisely mapped, or officially adopted in the vicinity of the Project site, or that could be adversely affected by the Project. Therefore, exception under *State CEQA Guidelines* Section 15300.2(a) does not apply to the Project.

### Criterion 15300.2(b): Cumulative Impact

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there an exception to the exemption for the project due to significant cumulative impacts of successive projects of the same type and in the same place, over time?

As demonstrated under Criterion Section 15332(a), General Plan and Zoning Consistency, the Project is consistent with the development density allowed under the General Plan and zoning for the Project site. Successive projects of the same type (residential uses) and in the same place are unlikely to occur over time after the proposed apartments are constructed. Therefore, the exception under *State CEQA Guidelines* Section 15300.2(b) does not apply to the Project.



**Criterion 15300.2(c): Significant Effect**

**Yes**      **No**  
       Is there an exception to the exemption for the project because there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances?

There are no known unusual circumstances applicable to the Project or its site that may result in a significant effect on the environment. Therefore, an exception to the exemption under *State CEQA Guidelines* Section 15300.2(c) does not apply to the Project.

**Criterion 15300.2(d): Scenic Highway**

**Yes**      **No**  
       Is there an exception to the exemption for the project because project may result in damage to scenic resources including but not limited to, trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway?

The California Department of Transportation (Caltrans) Scenic Highway Program does not identify any State-designated scenic highways near the Project site.<sup>5</sup> The nearest officially designated State Scenic Highway is a portion of State Route 52, which begins where the freeway extends north past Mast Boulevard into Mission Trails Regional Park, approximately 3 miles west of the Project site.

The proposed Project would not degrade views or damage scenic resources including trees, rock outcroppings, or historic buildings within a highway officially designated as a State Scenic Highway. Therefore, an exception to the exemption under *State CEQA Guidelines* Section 15300.2(d) does not apply to the Project.

**Criterion 15300.2(e): Hazardous Waste Sites**

**Yes**      **No**  
       Is there an exception to the exemption for the project because the project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?

Hazardous materials sites compiled pursuant to Government Code Section 65962.5 are listed on the "Cortese List" (named after the Legislator who authored the legislation that enacted it), which is maintained by the California Department of Toxic Substances Control. The Project site is not on any list of hazardous material sites compiled pursuant to Government Code

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<sup>5</sup> California Department of Transportation (Caltrans). *California State Scenic Highway System Map*. Website: <https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca> (accessed July 2022).

Section 65962.5<sup>6</sup> and therefore is not subject to the Hazardous Waste Sites Exception (Section 15300.2(e)).

**Criterion 15300.2(f): Historical Resources**

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there an exception to the exemption for the project because the project may cause a substantial adverse change in the significance of a historical resource?

Based on existing aerial photos of the Project site, the Project site has not been used or built upon since at least 1953.<sup>7</sup> The first appearance of structures in the surrounding areas is in 1964, which includes approximately seven structures outside the Project site boundaries. The Project site was determined, as result of previous human activity, to have heavily disturbed habitat. The Project site has never been developed based on the historic map and aerial photos and the potential for historical period archeological resources is considered low. Therefore, an exception to the exemption under *State CEQA Guidelines* Section 15300.2(f) does not apply to the Project.

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<sup>6</sup> California Department of Toxic Substances Control (DTSC). *Hazardous Waste and Substances Site List (Cortese)*. 2022. Website: [https://www.envirostor.dtsc.ca.gov/public/search.asp?page7&cmd=search&business\\_name=&main\\_street\\_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site\\_type=CSITES%2CFUDS&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITELIST+%28CORTESE%29&reporttype=CORTESE&federal\\_superfund=&state\\_response=&voluntary\\_cleanup=&school\\_cleanup=&operating=&post\\_closure=&non\\_operating=&corrective\\_action=&tiered\\_permit=&evaluation=&spec\\_prog=&national\\_priority\\_list=&senate=&congress=&assembly=&critical\\_pol=&business\\_type=&case\\_type=&searchtype=&hwmp\\_site\\_type=&cleanup\\_type=&ocieerp=&hwmp=False&permitted=&pc\\_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile=&school\\_district=&orderby=city](https://www.envirostor.dtsc.ca.gov/public/search.asp?page7&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site_type=CSITES%2CFUDS&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITELIST+%28CORTESE%29&reporttype=CORTESE&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocieerp=&hwmp=False&permitted=&pc_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile=&school_district=&orderby=city) (accessed June 13, 2022).

<sup>7</sup> NETROnline. Interactive Map Viewer, Historical Aerials. Website: <https://www.historicaerials.com/viewer> (accessed July 11, 2022).

**List of Appendices**

- A. Biological Resources Report
- B. Transportation Analysis Screening
- C. Noise and Vibration Impact Analysis
- D. Air Quality and Greenhouse Gas Impact Analysis

**APPENDICES ARE AVAILABLE ON THE CITY'S WEBSITE:**

<https://www.cityofsanteeca.gov/government/planning-and-building/active-projects-and-environmental-documents-for-public-review>

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA APPROVING DEVELOPMENT REVIEW PERMIT DR2022-5 FOR  
A THREE-STORY APARTMENT COMPLEX CONSISTING OF 54 UNITS AND  
RELATED SITE IMPROVEMENTS ON A 2.45-ACRE VACANT LOT LOCATED  
AT 701 PARK CENTER DRIVE (APN 384-032-07 & 08) IN THE TOWN CENTER  
SPECIFIC PLAN AREA WITH A MEDIUM-HIGH DENSITY RESIDENTIAL (R-14)  
LAND USE DESIGNATION AND FINDING THE PROJECT EXEMPT FROM THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE  
CLASS 32 INFILL EXEMPTION.**

**APPLICANT: WESTMARK PARTNERS, LP**

**WHEREAS**, the Town Center Specific Plan requires a Development Review Permit for all proposed development in the Town Center (TC) Zone; and

**WHEREAS**, on June 22, 2023 Westmark Partners, LP submitted a complete application for Development Review Permit DR2022-5 to construct a 54-unit multifamily residential development located at 701 Park Center Drive (APN 384-032-07 & 08) in the Town Center Specific Plan Area with a Medium-High Density Residential (R-14) Land Use Designation and a Town Center (TC) Zoning Classification; And

**WHEREAS**, the project is consistent with the applicable general plan designation and all applicable general plan policies, with applicable goals and objectives of the Town Center Specific Plan (TCSP), and with the Zoning Ordinance land use regulations; and

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

**WHEREAS**, the proposed project is located outside of Airport Influence Area 1 of Gillespie Field and does not require review by the San Diego Airport Land Use Commission; 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 2.45-acre site is on the Housing Element Sites Inventory and the project proposes a maximized net gain of fifty-four residences for moderate income households that would be added to the City's housing stock; and

**WHEREAS**, the project is subject to the payment of development impact fees based on the project's residential use classification and number of units; and

**WHEREAS**, development impact fees ensure that new development will not burden the existing service population with the cost of facilities required to adequately support new development; and

**WHEREAS**, new development requires the construction of capital improvements, including, without limitation, drainage improvements, traffic improvements, traffic signals,

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public park facilities, community facilities and other public improvements, public services and community amenities; and

**WHEREAS**, the purpose of the development impact fees imposed on the subject project is to provide a funding source from the Project to fund related capital improvements that serve the project, specifically drainage improvements, traffic improvements and traffic signals; and

**WHEREAS**, it is in the interest of the public's health, safety and welfare for the project to pay the costs of constructing these public facilities that are reasonably related to the impacts of the project; and

**WHEREAS**, a reasonable relationship exists between the use of the development impact fees and the project as capital improvements funded by these fees are expected to provide a citywide network of parks, public facilities, drainage and traffic-related facilities beneficial to the project; and

**WHEREAS**, the project's facilities need, specifically the need for parks, public facilities, drainage, traffic and traffic signal facilities, is based on the project's residential classification and on the demand generated by the project for those facilities and the project's corresponding fair share contribution toward funding of said needed facilities; and

**WHEREAS**, the development impact fees established for the project are based on the number of residential units to ensure a reasonable proportionality between the project and the cost of the facilities attributable to the project; and

**WHEREAS**, the subject project is not subject to Measure N as the project is not a General Plan amendment, Planned Development Area, or new Specific Planning Area, nor would it increase the residential density permitted by law, make changes to the General Plan Residential Land Use categories that would intensify use, make changes to the land use designation of any parcel in a manner that intensifies use, nor make changes to slope criteria, minimum parcel sizes, or lot averaging provisions of the General Plan that would permit increased density or intensity of use; and

**WHEREAS**, the Planning & Building Department scheduled Development Review Permit DR2022-5 for public hearing on August 9, 2023; and

**WHEREAS**, on August 9, 2023, the City Council held a duly advertised public hearing on Development Review Permit DR2022-5; 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:

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**SECTION 1:** On August 9, 2023, the City Council approved filing a California Environmental Quality Act (CEQA) Exemption and determined that the project qualifies under the Class 32 categorical exemption (State CEQA Guidelines § 15332). The project (a) is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. None of the exceptions to the Class 32 exemption found in State CEQA Guidelines Section 15300.2 apply to the project. No further environmental review is required for the City to adopt this Resolution.

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

- A. *The proposed development meets the purpose and design criteria prescribed in these procedures and other pertinent sections of the zoning ordinance and municipal code.*

The proposed development meets the purpose and design criteria prescribed in the Zoning Ordinance, Municipal Code, and TCSP because the TCSP prescribes apartments and townhomes as allowable uses, the building and site design are consistent with the goals, objectives, and development standards in the TCSP. All development standards are met, including density, 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 22 dwelling units per gross acre which is within the allowed density range of 14 to 22 dwelling units per acre within the R-14 land use designation / zone. The proposed development is compatible with the existing multifamily residential development in the area and is compatible with Development Review criteria contained in Section 13.08.070 of the Zoning Ordinance. The proposed units would be consistent with the maximum height allowed in the R-14 zone, which is 45 feet or four stories. The requirement to provide 108 parking spaces would be exceeded through the provision of a total of 114 parking spaces.

- B. *The proposed development is compatible with the General Plan.*

That the proposed development conforms to the Santee General Plan. The proposed multifamily residential units are permitted within the TCSP R-14 Medium-High Density Residential land use designation 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. 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 residential uses. Based upon Noise Element Figure 7-2,

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“Future Noise Levels”, the subject site would not be exposed to noise levels exceeding 65Ldn. The General Plan Community Enhancement Element encourages improving the diversity and quality of housing in the City. The project would provide 54 multifamily units with a unique, high quality contemporary architectural style with varying rooflines and forms and a variety of high-quality materials and finishes, including a combination of painted stucco, corrugated metal, and board and batten siding. The proposed development would be compatible with adjoining multifamily developments, including the Addison and Magnolia Lakes Condominiums located to the east of the project site and the Riverwalk Townhomes west of the project site.

**SECTION 3:** Development Review Permit DR2022-5 for a multifamily residential project located at 701 Park Center Drive (APN 384-032-07 & 08), is hereby approved subject to the following conditions:

A. Prior to issuance of a Building Permit the Applicant shall:

1. All construction shall be in substantial conformance with the approved plans dated August 9, 2023, as amended by this Resolution.
2. In addition to the 16 electric vehicle charging spaces provided in the parking area, each townhome garage shall be installed with complete 40-amp electrical service and minimum AC Level 2 electrical vehicle charging station required by the current CA Code of Regulations Title 24.
3. The project shall provide and maintain a minimum of 17 on-site guest parking spaces. These parking spaces shall be properly signed (i.e. stenciled signage) as guest / visitor parking and shall not be used for permanent parking by residents.
4. Submit a landscape plan that meets the requirements of the City's Water Efficient Landscape Ordinance. The landscape plan shall be prepared by a licensed landscape architect and the landscaping shall be to the satisfaction of the Planning & Building Director.
5. The landscape plan shall provide details on the recreation area required in accordance with Chapter 13.10 of the Santee Municipal Code. The amenities in the recreation area may be modified to include similar or higher quality features to the satisfaction of the Planning & Building Director.
6. A bond, equal to the cost of full landscape installation shall be deposited with the Planning & Building Department and retained for a minimum of one year or until the landscaping is established to the satisfaction of the Planning & Building Director.
7. Provide a Construction and Demolition debris deposit as required by Chapter 9.04 of the Santee Municipal Code.

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8. 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 the project architect, their design engineer and their landscape architect.
9. The applicant shall include provisions in their design contract with their design consultants that following approval by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies, as the City may deem appropriate. A letter of acknowledgement of this requirement from each design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer.
10. 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.
11. Applicant shall ensure that all property corners are properly monumented. If corners have been lost or do not exist, corners shall be set and a Record of Survey filed prior to issuance of a building permit.
12. 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 Engineering Department. The requirement for a tentative parcel map is hereby waived with the approval of the project.
13. Parcel Map shall be submitted to the Engineering Department. 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:

- 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.



## RESOLUTION NO.

- 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.
14. 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.
15. Street Improvement Plans shall be submitted to the Engineering Department 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:
- a. Construct a minimum 30-foot wide commercial driveway on Park Center Drive per City of Santee Public Works Standard Drawing PW-38 and to the satisfaction of the City Engineer.
  - b. Modify the striping on Park Center Drive to a two-way left turn lane between the left turn pocket to turn onto Mast Boulevard and the left turn pocket to turn onto Edgemoor Hospital to the satisfaction of the City Engineer. Striping material shall be thermal plastic.
  - c. 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.
    - 3) Preliminary cost estimate for the improvements.
    - 4) One copy of the Resolution of Approval approving the project.

## RESOLUTION NO.

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

16. Precise Grading Plans shall be submitted to the Engineering Department for review and acceptance.
  - a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
  - b. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
  - c. 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 a minimum traffic index of 4.5. 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 Engineering Department 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.
  - d. Grading plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. 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.
    - 7) Two copies of an Operation & Maintenance (O&M) plan specified here within.
    - 8) Two copies of the Storm Water Pollution Prevention Plan specified

## RESOLUTION NO.

here within.

- 9) Two copies of the Geotechnical Study specified here within.
- 10) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site, including a letter from the County of San Diego for allowing the project to connect sewer and storm drain outlets on the Edgemoor Hospital property. 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.

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

17. Prior to first submittal of grading plans, the applicant shall obtain a Right-of-Entry permit from the County of San Diego to tie storm drain and sewer connections for the project into the existing County facilities located at the northern portion of the Edgemoor Hospital property.
18. Provide two copies of a geotechnical study prepared in accordance with the Santee General Plan. 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 Engineering Department.
  - 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. All storm water BMP's shall be lined with a 10-millimeter liner based on the recommendation of the geotechnical engineer that infiltration is not feasible.
19. 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.
20. Replace failed or inadequate pavement to the centerline on Park Center Drive and the sidewalk adjacent to the site to the satisfaction of the City Engineer.

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21. 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 . . . . .	\$ 133,326	or	\$	2,469/unit
b. Traffic . . . . .	\$ 153,522	or	\$	2,843/unit
c. Traffic Signal . . . .	\$ 15,876	or	\$	294/unit
d. Park-in-Lieu . . . . .	\$ 479,034	or	\$	8,871/unit
e. Public Facilities. . .	\$ 393,552	or	\$	7,288/unit
f. RTCIP Fee . . . . .	\$ 148,066.38	or	\$	2,741.97/unit

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.

22. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of 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.

23. 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

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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.

24. 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. Demonstrate that the proprietary treatment device proposed for the project is TAPE GULD certified.
- 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. Trash enclosures shall meet the City of Santee Trash Enclosure Standards. All gaps associated with proposed trash enclosures shall not exceed 1-inch wide.
- e. 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,

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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.

- f. 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.
  - g. 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.
  - h. 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.
  - i. The final project submittal shall include a standalone Operation and Maintenance (O&M) Plan in accordance with the City of Santee BMP Design Manual.
25. Minimum best management practices for storm water and water quality will be incorporated into the development's Notice of Restrictions via reference to the project's Storm Water Quality Management Plan (SWQMP).

### 26. 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.

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27. 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.
28. Submit two copies of a current preliminary title report (dated within six months of plan submittal) and two copies of all documents listed in the title report. Copies of recorded documents must be clear and legible copies of the original recorded document.
29. The applicant shall comply at all times with the following work hour requirements:
- 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, 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 Engineering Department.

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

30. 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.
31. Comply with all applicable sections of the Municipal Code, Land Development

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Manual and Public Works Standards of the City of Santee.

### B. 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/manager.
4. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.
5. 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, one digital copy, and two 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.
6. Applicant shall vacate the excess right-of-way of approximately 6,636 square feet along Park Center Drive adjacent to the site such that the distance behind the curb is 10 feet, and dedicate a 15 feet pedestrian access easement behind the right-of-way.
7. Applicant shall vacate the existing 30-foot wide road easements as defined by document No. 1971-220040, recorded September 27, 1971; document No. 1971-220041, recorded September 27, 1971; document No. 1973-30565, recorded February 5, 1973; document No. 1971-220042, recorded September 27, 1971; document No. 1971-199626, recorded September 2, 1971; and document No. 62528, recorded April 29, 1957.
8. The applicant shall quitclaim the existing 5-foot SDG&E easement, as defined by Book 370, Page 113 of Official Records, recorded December 31, 1934.
9. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
10. 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.



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11. Provide a minimum 26' wide, paved "fire lane" access roadway throughout the development. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane. Red stripes with white stenciled letters shall be painted on the curb or asphalt in front of garages along fire lanes as well. Or, signs shall be installed on the edge of the curb indicating the same. Placement of the signs shall be every 75 feet (or other approved spacing), placed in between the curb stenciling. Exact placement shall be approved by the fire code official prior to installation.
12. Double Detector Check Valve Assembly (RPDA) device shall be installed at an approved location per San Diego County Regional Standard WF-05. The entire device shall be painted brown or other approved color to blend in with adjacent landscaping. The device shall be protected from vehicular damage with bollards or other approved means. The assembly shall be equipped with a chain and breakaway locks for security. If the building is equipped with central station monitoring of the sprinkler system, the control valves on the device shall be monitored for tamper of the valves.
13. One or more fire hydrants are required for this project and shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 2500 gallons per minute for 3 hours. Fire hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Municipal Water District requirements. The hydrants shall be protected from vehicular damage with bollards or other approved means. 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.
14. Address numbers shall be placed near the front door of each unit visible from the street or private drive. Numbers shall be block style, a minimum of 4" in height, black in color (or other approved color), in contrast with their background. In multifamily residential developments, address numbers shall also be placed at an approved location on the garage side of each unit.
15. The buildings are required to be constructed with approved automatic residential fire sprinkler systems installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. The fire sprinkler systems are required to be monitored by an approved central station monitoring company. Santee Fire Department has a policy for the installation of automatic residential fire sprinkler systems to include protection for under-stair storage areas where children may hide in the event of a fire.

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16. Each building shall have a fire sprinkler riser enclosure accessible from the outside of the building or address. The exact size and location of the enclosure shall be approved by the Fire Department prior to construction. The enclosure shall contain the fire sprinkler riser for the building, pressure gauges for the system, applicable valves, sprinkler head box, and any required diagrams or documentation for the fire sprinkler system. The enclosure 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 exterior side of the riser enclosure door shall have labeling or signage approved by the fire code official indicating "FIRE RISER INSIDE".
17. The riser enclosure shall have a sewer inlet for the annual testing and regular maintenance of flushing the automatic residential fire sprinkler system.
18. Provide an all-weather, exterior horn/strobe (or equivalent) in lieu of exterior bell for audio/visual notification of sprinkler activation on each building. The horn/strobe is to be installed at an approved location on each building. Exact installation location of the horn/strobe is to be determined by the fire code official prior to installation.
19. A Knox Box key safe for emergency access of Fire Department personnel is required for each the building located near the riser enclosure. Where appropriate, Knox Boxes may be shared. Approval of the number and exact mounting location shall be determined by the fire code official prior to installation.
20. Santee has adopted the use of Knox Fire Department Connection (FDC) Plugs for 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 the automatic fire sprinkler systems. Contact the Fire Department for ordering information at (619) 258-4100 ext. 207.
21. A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance, mounted in locked cabinets adjacent to the garages for the building. Exact extinguisher location to be determined by the fire code official prior to installation.
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.
23. 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.

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24. 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.
  25. A six-foot solid masonry wall on the northern perimeter of the site and a similar eight-foot wall on the eastern perimeter of the site shall be installed to the satisfaction of the Planning & Building Director. The walls shall be of a decorative material on both sides (slumpstone, splitface, ledgestone, etc.) and of an earth tone color.
- C. The following conditions apply to the project approved under this Development Review Permit and shall be memorialized by recording a "Notice of Restrictions" on the property. This notice shall be prepared to the satisfaction of the Planning & Building Director and include the following
1. Prohibition on parking boats, recreational vehicles, etc. within the development.
  2. Maintenance of landscaping, parking areas, water and sewer lines, and storm water facilities.
  3. Maintenance of a minimum of 17 parking spaces for visitors and guests and 16 electric vehicle charging spaces within the parking area, including corresponding signage, stenciling, and striping.
  4. The statement that all garages shall be kept clear so that cars can be parked in the garage at all times.
  5. The statement that the City has the right, but not the obligation, to provide for the maintenance of all drainage improvements and landscaping if the owner fails to perform its maintenance obligation by the City, cost for such service shall become a lien upon the property and/or each unit, as appropriate.
  6. A statement that the entitlements contain an approved Landscaping and Irrigation Plan pursuant to DR2022-5 and that revisions to the landscaping shall require approval from the Planning & Building Director.
- D. 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. The parking areas and driveways shall be well maintained, free of potholes, ruts, and cracks.
  3. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within nine months of planting or additional landscaping, to

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be approved by the Planning & Building Director, shall be required in order to meet this standard. The developer shall be responsible for this planting even if their involvement in the project is otherwise complete.

4. All storm water best management practices (BMPs) outlined in the Storm Water Management Plan must be installed and operational to the satisfaction of the City Engineer. Failure to maintain a required BMP will subject property owners and / or the Homeowners to civil penalties.
5. Minor or Major Revisions to the Development Review Permit, such as changes to the building elevations, site design, or landscaping design, shall be approved by the Planning & Building Director unless in the Director's judgment a Major Revision should be reviewed by the City Council.

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

**SECTION 5:** The terms and conditions of Development Review Permit DR2022-5 shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Development Review Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

**SECTION 6:** The approval of Development Review Permit DR2022-5 expires on August 9, 2026 at 5:00 p.m. except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the City Planner the authority to extend the expiration date of this approval pursuant to Section 13.04.090 of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

**SECTION 7:** Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on August 9, 2023.

**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

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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 9<sup>th</sup> day of August 2023, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

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

**MEETING DATE** August 9, 2023

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA RECEIVING THE 2023 CITY OF SANTEE DEVELOPMENT IMPACT FEE REPORT AND MAKING CERTAIN FINDINGS BASED ON THAT REPORT PURSUANT TO THE SANTEE MUNICIPAL CODE AND THE CALIFORNIA GOVERNMENT CODE

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

**SUMMARY**

In May of 2023, the City Council adopted Ordinance 612. Ordinance 612 amended Santee Municipal Code Chapter 12.30, the City's Development Impact Fee and Dedication Ordinance. Ordinance 612 requires the Director of Finance to annually prepare, and make available to the public, a report on Santee's impact fees. It also requires the Director of Finance to present the report to the City Council along with any required findings based on the report.

The Director of Finance has satisfied her obligations under Ordinance 612 by preparing and making available to the public the 2023 City of Santee Development Impact Fee Report (Impact Fee Report) attached to the Resolution included with this item. In compliance with California Government Code section 66006(b)(2), the Impact Fee Report has been posted for more than 15 days prior to this meeting and all required mailed notice has been provided. The Director of Finance will provide a summary of the Impact Fee Report at the meeting.

**ENVIRONMENTAL REVIEW**

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

**FINANCIAL STATEMENT**

There is no financial impact with the presentation of the report. The report is for informational purposes only.

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

**RECOMMENDATION** *KV form B*

Adopt the attached Resolution receiving the 2023 City of Santee Development Impact Fee Report and making certain findings based on that Report pursuant to the Santee Municipal Code and the California Government Code.

**ATTACHMENTS**

Resolution (with Impact Fee Report attached)

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
RECEIVING THE 2023 CITY OF SANTEE DEVELOPMENT IMPACT FEE REPORT  
AND MAKING CERTAIN FINDINGS BASED ON THAT REPORT PURSUANT TO THE  
SANTEE MUNICIPAL CODE AND THE CALIFORNIA GOVERNMENT CODE**

**WHEREAS**, in 2019, the City Council adopted Ordinance 565, establishing the current development impact fees (Impact Fees) applicable to new development projects in Santee pursuant to Santee Municipal Code Chapter 12.30; and

**WHEREAS**, in May of 2023, through Ordinance 612, the City Council amended Santee Municipal Code section 12.30.140 to require that the Director of Finance provide the City Council with an annual report regarding the City's Impact Fees and take certain other actions as specified in Section 12.30.140; and

**WHEREAS**, the Director of Finance has timely prepared and released for public review, not less than 15 days before this regular Santee City Council meeting, the 2023 City of Santee Development Impact Fee Report (Impact Fee Report), attached to this Resolution as Exhibit "A" and incorporated into this Resolution by this reference; and

**WHEREAS**, the Director of Finance has used the Impact Fee Report to prepare the findings for the City Council's consideration and recommended adoption under California Government Code section 66001(d)(1) and (2) as required by Santee Municipal Code section 12.30.140.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Santee, California, that the City Council hereby finds, determines, and resolves as follows:

**Section 1.** That the City Council does hereby find and determine that the foregoing recitals and determinations are true and correct and are incorporated into this Resolution by this reference.

**Section 2.** That the City Council, at a public meeting, has reviewed the following information as to each of the City's Impact Fees, as reflected in the Impact Fee Report, pursuant to California Government Code sections 66006(b)(1) and (2):

- (A) A brief description of the type of fee in the account or fund (Impact Fee Report, Section II) ;
- (B) The amount of the fee (Impact Fee Report, Section III and Attachment 8);
- (C) The beginning and ending balance of the account or fund (Impact Fee Report, Section II and Attachments 1-7);
- (D) The amount of fees collected and the interest earned (Impact Fee Report, Section II and Attachments 1-7);
- (E) An identification of each public improvement on which fees were expended and the amount of the expenditure of each improvement, including the total percentage of the cost of the public improvement that was funded with fees (Impact Fee Report, Section VI and Attachment 9);
- (F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that

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

sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in Section 66001(a)(2), and the public improvement remains incomplete (Impact Fee Report, Section VII);

- (G) A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan (Impact Fee Report, Section VIII); and
- (H) The amount of refunds made pursuant to Section 66001(e) and any allocations pursuant to Section 66001(f) (Impact Fee Report, Section VIII).

**Section 3.** That the City Council, at a public meeting, has reviewed, as supported by the Impact Fee Report, and hereby makes, the following findings for all unexpended funds remaining in the Impact Fee accounts reflected in the Impact Fee Report:

- (A) The purpose to which the fee is to be put. Information supporting this finding is provided in Section II of the Impact Fee Report. The purpose of each of the City's fees is described in Section II and supported by a financial summary for each account. In addition, the purpose to which each fee is to be put is described in Santee Municipal Code Chapter 12.30. The City Council finds that those purposes remain valid, appropriate and necessary.
- (B) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged. Information supporting this finding is provided in Section II of the Impact Fee Report and is also established pursuant to Santee Municipal Code sections 12.30.020(B)-(F). Information related to this relationship is also reflected in Sections I(D) and (E) of the Impact Fee Report. The City Council finds that for each Impact Fee there is a reasonable relationship between the fee and the purpose for which it is charged.
- (C) Identifying all sources and amounts of funding anticipated to complete financing in incomplete improvements. Information supporting this finding is reflected in Sections VI and VII of the Impact Fee Report and in the City's Capital Improvement Program (CIP), as adopted on June 28, 2023. The City Council finds that it has identified all sources and amount of funding anticipated to complete financing in incomplete improvements and that all remaining balances in the Impact Fee accounts are necessary to complete incomplete improvements as identified in the CIP and in the Impact Fee Report.
- (D) Designating the approximate dates on which the funding referred to in subparagraph (C) is expected to be deposited into the appropriate account or fund. Information supporting this finding is reflected in Sections VI and VII of the Impact Fee Report and in the City's Capital Improvement Program, as adopted on June 28, 2023. The City Council finds that all remaining balances in the Impact Fee accounts, as well as other funding sources, are necessary to completing incomplete improvements as identified in the CIP and in the Impact Fee Report.

**Section 4.** That the City Council hereby determines that all reportable fees, collections and expenditures have been received, deposited, invested and expended in



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

compliance with the relevant sections of the Santee Municipal Code and the California Government Code and all other applicable laws, and that no additional action is required by the City Council at this time to retain and expend all Impact Fees in accordance with the Santee Municipal Code, California Government Code and the CIP.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9<sup>th</sup> day of August, 2023, 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**

Exhibit "A": 2023 City of Santee Development Impact Fee Report

**CITY OF SANTEE  
DEVELOPMENT IMPACT  
FEE REPORT  
2023**

## **I. REQUIREMENTS FOR SANTEE IMPACT FEE REPORTING**

### **A. SANTEE MUNICIPAL CODE REQUIREMENTS**

In 2019, through Ordinance 565, the Santee City Council most recently adopted the City of Santee's (Santee) comprehensive Development Impact Fees and Dedication Ordinance (Impact Fee Ordinance). In May of 2023, through Ordinance 612, the Santee City Council amended the Impact Fee Ordinance to expressly require the Director of Finance to annually prepare and make available to the public, within the timeframes required by law, a report consistent with California Government Code section 66006(b)(1). In addition, the Santee City Council amended the Impact Fee Ordinance to require the Director of Finance to present, for the Santee City Council's consideration, findings consistent with California Government Code section 66001(d).

This report satisfies the obligations of the Director of Finance under Ordinance 612. This report is being made available to the public as provided for in California Government Code section 66006(b)(2). It is anticipated that the Santee City Council will use this report to consider the findings in accordance with California Government Code section 66001(d) at or after its regular City Council meeting on August 9, 2023.

### **B. CALIFORNIA GOVERNMENT CODE SECTION 66006(B)**

California Government Code section 66006(b)(1) sets forth reporting requirements for local agencies that impose a fee (Impact Fee), as defined in California Government Code section 66006(c), in connection with the approval of a new development project. Section 66006(b)(1) provides that for each separate fund established for the collection and expenditure of Impact Fees, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the information shown below for the most recent fiscal year.

- A brief description of the Impact Fee;
- The amount of the Impact Fee;
- The beginning and ending balance of the account or fund;
- The amount of the Impact Fees collected and the interest earned;
- An identification of each public improvement on which Impact Fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with Impact Fees;
- An identification of an approximate date by which the construction of the public improvement will commence, if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement;
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan; and
- The amount of refunds made due to insufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

This report provides the information required by Section 66006(b)(1).

### **C. CALIFORNIA GOVERNMENT CODE SECTION 66001(D)**

In addition to and based on the information in the annual report, Government Code section 66001(d) provides that the local agency must consider, every five years, all of the following findings with respect to that portion of the fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the Impact Fee is to be put;
- Demonstrate a reasonable relationship between the Impact Fee and purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

This report provides the factual support necessary for the Santee City Council to consider the findings required by Government Code section 66001(d).

### **D. SANTEE CAPITAL IMPROVEMENT PROGRAM**

California Government Code section 66002 states that local agencies that have developed an Impact Fee program may adopt a Capital Improvement Program (CIP) indicating the approximate location, size and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by Impact Fees. The City of Santee adopts a CIP every two years and annually appropriates funds to implement the CIP. The Santee City Council most recently adopted the CIP on June 28, 2023, and that CIP is incorporated into this report by reference. A copy of the CIP may be found here: <https://www.cityofsanteeca.gov/government/departments/finance/financial-reporting>.

### **E. SANTEE COMPREHENSIVE DEVELOPMENT IMPACT FEE STUDY**

Santee has recently awarded a contract to a qualified consultant to prepare a Comprehensive Development Impact Fee Study. The revised impact fee study is being prepared in accordance with California Government Code section 66000 et seq. (Mitigation Fee Act), as amended by Assembly Bill 602. It is anticipated that this revised impact fee study will be provided to the Santee City Council for consideration in 2024. This revised impact fee study will satisfy the obligations of the Director of Finance under Santee Municipal Code section 12.30.140 to conduct “the recurring eight-year impact fee nexus study updates required by California Government Code section 66016.5(a)(8) at least once every eight years, from the period beginning on January 1, 2022.”

## **II. DESCRIPTION AND PURPOSE OF SANTEE IMPACT FEES**

As provided in the Impact Fee Ordinance, Santee collects Impact Fees from new development to pay for the costs of constructing public facilities which are reasonably related to the impacts of the new development. Currently, Santee collects the following Impact Fees: Public Facilities Fee, Traffic Signal Fee, Traffic Mitigation Fee, Drainage Fee, Park In-Lieu Fee and the Regional Transportation Congestion Improvement Program Fee. Funds from each of these Impacts Fees are

maintained in separate accounts until expended pursuant the requirements of each Impact Fee. A general statement of fund balances for the fiscal year ending June 30, 2023 is reflected in Attachment 1. The description and purpose of each of these Impact Fees are set forth below:

Public Facilities Fee—The Public Facilities Fee is collected from new development for the installation of passive and active park facilities and for the construction of 65,000 square feet of community buildings. Public Facilities Fees collected from new development projects are maintained in the Public Facilities Fund. A financial summary report for the Public Facilities Fund is contained in Attachment 2. All amounts remaining in Public Facilities Fund are currently programmed for the design and construction of the Community Center Project, as reflected in the CIP. It is anticipated that construction of the Community Center Project will commence on or about FY 2025-26 and will be completed on or about June 30, 2027.

Traffic Signal Fee—The Traffic Signal Fee is collected from new development for the installation of needed traffic signals identified from the City’s traffic signal needs list. Traffic Signal Fees are collected from new development projects are maintained in the Traffic Signal Fund. A financial summary report for the Traffic Signal Fund is contained in Attachment 3. Available amounts in the Traffic Signal Fund are programmed in the CIP.

Traffic Mitigation Fee—The Traffic Mitigation Fee is collected from new development for the installation of needed improvements identified in the Circulation Element of the City’s General Plan. Traffic Mitigation Fees collected from new development projects are maintained in the Traffic Mitigation Fund. A financial summary report for the Traffic Mitigation Fund is contained in Attachment 4. Available amounts in the Traffic Mitigation Fund are programmed in the CIP.

Drainage Fee—The Drainage Fee is collected from new development for the installation of needed drainage improvements identified in the City’s latest master drainage facility study. Drainage Fees collected from new development projects are maintained in the Drainage Fund. A financial summary report for the Drainage Fund is contained in Attachment 5. Available amounts in the Drainage Fund are programmed in the CIP.

Park In-Lieu Fee—The Park In-Lieu Fee is collected from new development for the acquisition and development of park facilities. Park In-Lieu Fees collected from new development projects are maintained in the Park In-Lieu Fund. A financial summary report for the Park In-Lieu Fund is contained in Attachment 6. Available amounts in the Park In-Lieu Fund are programmed in the CIP.

Regional Transportation Congestion Improvements Program (RTCIP) Fee—The RTCIP Fee is collected from new development for the installation of improvements to the Regional Arterial System. RTCIP Fees collected from new development projects are maintained in the Regional Transportation Congestion Improvements Fund. A financial summary report of the Regional Transportation Congestion Improvements Fund is contained in Attachment 7. Available amounts in the Regional Transportation Congestion Improvements Fund are programmed in the CIP in accordance with the requirements of the Regional Transportation Plan adopted by the San Diego Association of Governments.

### **III. CURRENT AMOUNT OF EACH IMPACT FEE (FEE SCHEDULE)**

In accordance with Santee Municipal Code section 12.30.050, Santee Impact Fees are automatically adjusted for inflation on July 1 of each year. The current amount of each fee is reflected in the FY 23-24 Development Impact Fee Schedule contained in Attachment 8 to this report.

**IV. BEGINNING AND ENDING BALANCE OF EACH FUND**

The beginning and ending balances of each fund are reflected in Attachment 1, with more detail on each individual fund balances reflected in Attachments 2-7.

**V. THE AMOUNT OF FEES COLLECTED AND THE INTEREST EARNED**

The amount of fees collected and deposited into each fund in Fiscal Year 2022/23, and the interest earned, are all reflected in Attachment 1. More detail on fees collected and the interest earned for each individual fund from Fiscal Year 2018/19 to the present is reflected in Attachments 2-7.

**VI. PUBLIC IMPROVEMENTS ON WHICH FEES WERE EXPENDED**

A list of public improvement on which fees were expended in Fiscal Year 2022/23 is reflected in Attachment 9 to this report.

**VII. PUBLIC IMPROVEMENT CONSTRUCTION DATES**

Approximate dates by which construction of the public improvements to be funded by Impact Fees are set forth in the CIP.

**VIII. INTERFUND TRANSFERS AND REFUNDS**

There have been no interfund transfer or refunds in Fiscal Year 2022/23.

**IX. CONCLUSION**

This report has been prepared by the Director of Finance as required in accordance with Santee Municipal Code section 12.30.140. This report will be available for public review for at least fifteen (15) days prior to its presentation to the Santee City Council. It is currently anticipated that this report will be presented to the Santee City Council at its regular meeting on August 9, 2023.

**ATTACHMENTS**

**CITY OF SANTEE**  
**Financial Summary Report**  
**Development Impact Fees**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the Year Ended June 30, 2023 (Unaudited)**

	<u>Public Facilities</u>	<u>Traffic Signal</u>	<u>Traffic Mitigation</u>	<u>Drainage</u>	<u>Park in-Lieu</u>	<u>RTCIP</u>
<b>Revenues:</b>						
Development Impact Fee	\$ 542,651	\$ 36,180	\$ 534,652	\$ 147,878	\$ 531,353	\$ 265,337
Interest earnings	<u>42,462</u>	<u>2,053</u>	<u>20,742</u>	<u>6,123</u>	<u>17,306</u>	<u>15,575</u>
Total Revenue	<u>585,113</u>	<u>38,234</u>	<u>555,394</u>	<u>154,001</u>	<u>548,659</u>	<u>280,912</u>
<b>Expenditures:</b>						
Transfers Out to Capital Projects	<u>75,000</u>	<u>463,047</u>	<u>260,000</u>	<u>2,567</u>	<u>387,343</u>	<u>118,508</u>
Total Expenditures and Tranfers Out	<u>75,000</u>	<u>463,047</u>	<u>260,000</u>	<u>2,567</u>	<u>387,343</u>	<u>118,508</u>
REVENUES OVER (UNDER) EXPENDITURES	510,113	(424,813)	295,394	151,434	161,316	162,404
Fund balance, beginning of year	<u>6,593,600</u>	<u>596,265</u>	<u>3,048,854</u>	<u>996,303</u>	<u>2,635,900</u>	<u>2,487,778</u>
Fund balance, end of year	\$ 7,103,713	\$ 171,452	\$ 3,344,248	\$ 1,147,737	\$ 2,797,216	\$ 2,650,182



**CITY OF SANTEE**  
**Financial Summary Report**  
**Development Impact Fee - Public Facility**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Five Year Presentation**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
<b>Revenues:</b>					
Development Impact Fee	\$ 631,090	\$ 1,168,805	\$ 841,765	\$ 1,139,192	\$ 542,651
Interest earnings	210,939	124,064	5,735	(107,143)	42,462
Total Revenue	<u>842,029</u>	<u>1,292,869</u>	<u>847,500</u>	<u>1,032,049</u>	<u>585,113</u>
<b>Expenditures:</b>					
Transfers Out to Capital Projects	2,098,259	2,956,955	2,791	-	75,000
Total Expenditures and Tranfers Out	<u>2,098,259</u>	<u>2,956,955</u>	<u>2,791</u>	<u>-</u>	<u>75,000</u>
REVENUES OVER (UNDER) EXPENDITURES	(1,256,230)	(1,664,086)	844,709	1,032,049	510,113
Fund balance, beginning of year	<u>7,637,158</u>	<u>6,380,928</u>	<u>4,716,842</u>	<u>5,561,551</u>	<u>6,593,600</u>
Fund balance, end of year	<u>\$ 6,380,928</u>	<u>\$ 4,716,842</u>	<u>\$ 5,561,551</u>	<u>\$ 6,593,600</u>	<u>\$ 7,103,713</u>
Available revenue current fiscal year	\$ 842,029	\$ 1,292,869	\$ 847,500	\$ 1,032,049	\$ 585,113
Available revenue prior fiscal year (2-yr old funds)	3,124,527	842,029	1,292,869	847,500	1,032,049
Available revenue prior fiscal year (3-yr old funds)	578,238	2,581,944	842,029	1,292,869	847,500
Available revenue prior fiscal year (4-yr old funds)	692,129	-	2,579,153	842,029	1,292,869
Available revenue prior fiscal year (5-yr old funds)	279,418	-	-	2,579,153	842,029
Available revenue greater than five prior fiscal years	864,587	-	-	-	2,504,153
Total Revenue Available	<u>\$ 6,380,928</u>	<u>\$ 4,716,842</u>	<u>\$ 5,561,551</u>	<u>\$ 6,593,600</u>	<u>\$ 7,103,713</u>

**CITY OF SANTEE**  
**Financial Summary Report**  
**Development Impact Fee - Traffic Signal**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Five Year Presentation**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
<b>Revenues:</b>					
Development Impact Fee	\$ 89,302	\$ 43,856	\$ 44,996	\$ 71,494	\$ 36,180
Interest earnings	20,390	21,678	80	(8,833)	2,053
Total Revenue	<u>109,692</u>	<u>65,534</u>	<u>45,076</u>	<u>62,661</u>	<u>38,234</u>
<b>Expenditures:</b>					
Transfers Out to Capital Projects	75,885	299	12,007	307,824	463,047
Total Expenditures and Tranfers Out	<u>75,885</u>	<u>299</u>	<u>12,007</u>	<u>307,824</u>	<u>463,047</u>
REVENUES OVER (UNDER)					
EXPENDITURES	33,807	65,235	33,069	(245,163)	(424,813)
Fund balance, beginning of year	<u>709,317</u>	<u>743,124</u>	<u>808,359</u>	<u>841,428</u>	<u>596,265</u>
Fund balance, end of year	\$ 743,124	\$ 808,359	\$ 841,428	\$ 596,265	\$ 171,452
Available revenue current fiscal year	\$ 109,692	\$ 65,534	\$ 45,076	\$ 62,661	\$ 38,234
Available revenue prior fiscal year (2-yr old funds)	168,645	109,692	65,534	45,076	62,661
Available revenue prior fiscal year (3-yr old funds)	30,193	168,645	109,692	65,534	45,076
Available revenue prior fiscal year (4-yr old funds)	15,801	30,193	168,645	109,692	25,481
Available revenue prior fiscal year (5-yr old funds)	67,647	15,801	30,193	168,645	-
Available revenue greater than five prior fiscal years	351,146	418,494	422,288	144,657	-
Total Revenue Available	<u>\$ 743,124</u>	<u>\$ 808,359</u>	<u>\$ 841,428</u>	<u>\$ 596,265</u>	<u>\$ 171,452</u>

**CITY OF SANTEE**  
**Financial Summary Report**  
**Development Impact Fee - Traffic Mitigation**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Five Year Presentation**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
<b>Revenues:</b>					
Development Impact Fee	\$ 658,314	\$ 326,597	\$ 497,961	\$ 380,592	\$ 534,652
Interest earnings	63,941	70,244	1,848	(49,489)	20,742
Total Revenue	<u>722,255</u>	<u>396,841</u>	<u>499,809</u>	<u>331,103</u>	<u>555,394</u>
<b>Expenditures:</b>					
Transfers Out to Capital Projects	1,031,868	90,114	132,133	251,960	260,000
Total Expenditures and Tranfers Out	<u>1,031,868</u>	<u>90,114</u>	<u>132,133</u>	<u>251,960</u>	<u>260,000</u>
REVENUES OVER (UNDER) EXPENDITURES	(309,613)	306,727	367,676	79,143	295,394
Fund balance, beginning of year	<u>2,604,921</u>	<u>2,295,308</u>	<u>2,602,035</u>	<u>2,969,711</u>	<u>3,048,854</u>
Fund balance, end of year	\$ 2,295,308	\$ 2,602,035	\$ 2,969,711	\$ 3,048,854	\$ 3,344,248
Available revenue current fiscal year	\$ 722,255	\$ 396,841	\$ 499,809	\$ 331,103	\$ 555,394
Available revenue prior fiscal year (2-yr old funds)	1,497,710	722,255	396,841	499,809	331,103
Available revenue prior fiscal year (3-yr old funds)	75,343	1,482,939	722,255	396,841	499,809
Available revenue prior fiscal year (4-yr old funds)	-	-	1,350,806	722,255	396,841
Available revenue prior fiscal year (5-yr old funds)	-	-	-	1,098,846	722,255
Available revenue greater than five prior fiscal years	-	-	-	-	838,846
Total Revenue Available	<u>\$ 2,295,308</u>	<u>\$ 2,602,035</u>	<u>\$ 2,969,711</u>	<u>\$ 3,048,854</u>	<u>\$ 3,344,248</u>

**CITY OF SANTEE**  
**Financial Summary Report**  
**Development Impact Fee - Drainage**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Five Year Presentation**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
<b>Revenues:</b>					
Development Impact Fee	\$ 444,059	\$ 423,245	\$ 428,864	\$ 283,912	\$ 147,878
Interest earnings	71,307	71,591	212	(19,426)	6,123
Total Revenue	<u>515,366</u>	<u>494,836</u>	<u>429,076</u>	<u>264,486</u>	<u>154,001</u>
<b>Expenditures:</b>					
Transfers Out to Capital Projects	899,341	236,661	299,942	2,048,216	2,567
Total Expenditures and Tranfers Out	<u>899,341</u>	<u>236,661</u>	<u>299,942</u>	<u>2,048,216</u>	<u>2,567</u>
REVENUES OVER (UNDER)					
EXPENDITURES	(383,975)	258,175	129,134	(1,783,730)	151,434
Fund balance, beginning of year	<u>2,776,699</u>	<u>2,392,724</u>	<u>2,650,899</u>	<u>2,780,033</u>	<u>996,303</u>
Fund balance, end of year	\$ 2,392,724	\$ 2,650,899	\$ 2,780,033	\$ 996,303	\$ 1,147,737
Available revenue current fiscal year	\$ 515,366	\$ 494,836	\$ 429,076	\$ 264,486	\$ 154,001
Available revenue prior fiscal year (2-yr old funds)	1,189,023	515,366	494,836	429,076	264,486
Available revenue prior fiscal year (3-yr old funds)	230,292	1,189,023	515,366	302,741	429,076
Available revenue prior fiscal year (4-yr old funds)	287,191	230,292	1,189,023	-	300,174
Available revenue prior fiscal year (5-yr old funds)	170,852	221,382	151,732	-	-
Available revenue greater than five prior fiscal years	-	-	-	-	-
Total Revenue Available	<u>\$ 2,392,724</u>	<u>\$ 2,650,899</u>	<u>\$ 2,780,033</u>	<u>\$ 996,303</u>	<u>\$ 1,147,737</u>

**CITY OF SANTEE**  
**Financial Summary Report**  
**Development Impact Fee - Park in Lieu**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Five Year Presentation**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23 (estimate)
<b>Revenues:</b>					
Development Impact Fee	\$ 79,529	\$ 2,296,473	\$ 811,129	\$ 472,666	\$ 561,353
Interest earnings	42,558	62,043	5,055	(39,835)	17,306
Total Revenue	<u>122,087</u>	<u>2,358,516</u>	<u>816,184</u>	<u>432,831</u>	<u>578,659</u>
<b>Expenditures:</b>					
Transfers Out to Capital Projects	1,939,297	216,812	17,364	1,301,883	387,343
Total Expenditures and Tranfers Out	<u>1,939,297</u>	<u>216,812</u>	<u>17,364</u>	<u>1,301,883</u>	<u>387,343</u>
REVENUES OVER (UNDER) EXPENDITURES	(1,817,210)	2,141,704	798,820	(869,052)	191,316
Fund balance, beginning of year	<u>2,381,638</u>	<u>564,428</u>	<u>2,706,132</u>	<u>3,504,952</u>	<u>2,635,900</u>
Fund balance, end of year	\$ 564,428	\$ 2,706,132	\$ 3,504,952	\$ 2,635,900	\$ 2,827,216
Available revenue current fiscal year	\$ 122,087	\$ 2,358,516	\$ 816,184	\$ 432,831	\$ 578,659
Available revenue prior fiscal year (2-yr old funds)	442,341	122,087	2,358,516	816,184	432,831
Available revenue prior fiscal year (3-yr old funds)	-	225,529	122,087	1,386,885	816,184
Available revenue prior fiscal year (4-yr old funds)	-	-	208,165	-	999,542
Available revenue prior fiscal year (5-yr old funds)	-	-	-	-	-
Available revenue greater than five prior fiscal years	-	-	-	-	-
Total Revenue Available	<u>\$ 564,428</u>	<u>\$ 2,706,132</u>	<u>\$ 3,504,952</u>	<u>\$ 2,635,900</u>	<u>\$ 2,827,216</u>

**CITY OF SANTEE**  
**Financial Summary Report**  
**Development Impact Fee - Regional Transportation Congestion Improvements Program (RTCIP)**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Five Year Presentation**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23 (estimate)
<b>Revenues:</b>					
Development Impact Fee	\$ 255,798	\$ 672,284	\$ 258,687	\$ 301,308	\$ 265,337
Interest earnings	40,296	54,147	1,103	(41,244)	15,575
Total Revenue	<u>296,094</u>	<u>726,431</u>	<u>259,790</u>	<u>260,064</u>	<u>280,912</u>
<b>Expenditures:</b>					
Transfers Out to Capital Projects	254,427	80,198	39,019	98,752	118,508
Total Expenditures and Transfers Out	<u>254,427</u>	<u>80,198</u>	<u>39,019</u>	<u>98,752</u>	<u>118,508</u>
REVENUES OVER (UNDER) EXPENDITURES	41,667	666,233	220,771	161,312	162,404
Fund balance, beginning of year	<u>1,417,795</u>	<u>1,459,462</u>	<u>2,105,695</u>	<u>2,326,466</u>	<u>2,487,778</u>
Fund balance, end of year	<u>\$ 1,459,462</u>	<u>\$ 2,105,695</u>	<u>\$ 2,326,466</u>	<u>\$ 2,487,778</u>	<u>\$ 2,650,182</u>
Available revenue current fiscal year	\$ 296,094	\$ 726,431	\$ 259,790	\$ 260,064	\$ 280,912
Available revenue prior fiscal year (2-yr old funds)	1,124,690	296,094	726,431	259,790	260,064
Available revenue prior fiscal year (3-yr old funds)	38,678	1,083,170	296,094	726,431	259,790
Available revenue prior fiscal year (4-yr old funds)	-	-	1,044,151	296,094	726,431
Available revenue prior fiscal year (5-yr old funds)	-	-	-	945,399	296,094
Available revenue greater than five prior fiscal years	-	-	-	-	826,891
Total Revenue Available	<u>\$ 1,459,462</u>	<u>\$ 2,105,695</u>	<u>\$ 2,326,466</u>	<u>\$ 2,487,778</u>	<u>\$ 2,650,182</u>

**City of Santee**  
**Development Impact Fee Project Identification**  
**As of June 30, 2023**

Project name	Project Phase	Estimated Project Commencement	Estimated Completion Date	Estimated Project Cost	Development Impact Fees			Estimated % of project funded with Fees
					Budget to 6/30/2023	Fiscal Year 2023 Expense		
<b>Public Facilities</b>								
Community Center	Active	2018	2027	\$ 10,495,405	\$ 7,794,280	\$ 171,534		64%
Big Rock Park Restroom Improvements	Planned	2028	2028	388,500	-	-		50%
				<u>\$ 10,883,905</u>	<u>\$ 7,794,280</u>	<u>\$ 171,534</u>		
<b>Traffic Signal</b>								
Magnolia Ave Traffic Signal Upgrades	Complete	2022	2023	\$ 805,700	\$ 465,664	\$ 465,085		77%
Traffic Signal and Communications Upgrades	Planned	2024	2026	3,105,500	-	-		21%
Traffic Signal Mod - Carlton Oaks at Wethersfield	Planned	2028	2028	489,000	-	-		100%
Traffic Signal Mod - Mast Blvd at Carlton Hills	Planned	2027	2027	219,500	-	-		100%
Smart Traffic Signals	Planned	2028	2028	950,000	-	-		100%
				<u>\$ 5,569,700</u>	<u>\$ 465,664</u>	<u>\$ 465,085</u>		
<b>Traffic Mitigation</b>								
Cuyamaca Right Turn Lanes at Mission Gorge	Active	2020	2024	\$ 405,612	\$ 37,191	\$ 37,191		23%
Prospect Ave/Mesa Road Improvements	Active	2020	2024	785,201	713,775	8,890		72%
Graves Avenue Street Improvements	Planned	2025	2028	5,943,000	-	-		79%
Median Mod - Mission Gorge at Market Place	Planned	2024	2025	560,000	-	-		100%
Traffic Signal and Communications Upgrade	Planned	2024	2026	1,635,000	-	-		40%
				<u>\$ 9,328,813</u>	<u>\$ 750,966</u>	<u>\$ 46,081</u>		

Project name	Project Phase	Estimated Project Commencement	Estimated Completion Date	Estimated Project Cost	Development Impact Fees			Estimated % of project funded with Fees
					Budget to 6/30/2023	Fiscal Year 2023 Expense		
<b>Drainage</b>								
Santee Lakes CMP Replacement	Complete	2020	2023	\$ 2,649,959	\$ 250,095	\$ 2,567		100%
CMP Storm Drain Replacement Program	Planned	2024	2028	7,300,542	-	-		62%
				<u>\$ 9,950,501</u>	<u>\$ 250,095</u>	<u>\$ 2,567</u>		
<b>Park in Lieu</b>								
Community Center	Active	2022	2027	\$ 5,848,000	\$ 3,665,643	\$ 421,623		28%
Ball Field Improvements	Active	2023	2023	20,000	20,000	-		100%
General Park Improvements	Active	2024	2028	120,000	20,000	-		100%
TCCP West Field 1 Improvements	Completed	2022	2023	860,000	43,186	43,186		42%
Sports Field & Court Improvements	Planned	2024	2028	165,000	-	-		100%
Big Park Restroom Improvements	Planned	2028	2028	388,500	-	-		50%
				<u>\$ 7,401,500</u>	<u>\$ 3,748,830</u>	<u>\$ 464,810</u>		
<b>Regional Transportation Congestion Improvement Program (RTCIP)</b>								
Cuyamaca Right Turn Lanes at Mission Gorge	Active	2024	2024	1,119,780	-	-		64%
Magnolia Ave Traffic Signal Upgrades	Complete	2022	2023	\$ 215,400	\$ 118,507	\$ 84,014		21%
Broadband Infrastructure Improvements	Planned	2024	2024	163,000	-	-		13%
Smart Traffic Lights	Planned	2024	2024	1,097,816	-	-		94%
Traffic Signal and Communications Upgrades	Planned	2024	2026	1,198,000	-	-		39%
				<u>\$ 2,674,216</u>	<u>\$ 118,507</u>	<u>\$ 84,014</u>		
<b>Total Project Funding</b>				<b><u>\$ 46,928,415</u></b>	<b><u>\$ 13,128,341</u></b>	<b><u>\$ 1,234,092</u></b>		



**CITY OF SANTEE**  
**Financial Summary Report**  
**Development Impact Fees**  
**Development Impact Fee Schedule**  
**For the Year Ended June 30, 2024**

<u>Land Use Category</u>	<u>Public Facilities</u>	<u>Traffic Signal</u>	<u>Traffic Mitigation</u>	<u>Drainage</u>	<u>Park in-Lieu</u>	<u>RTCIP</u>
<i>DIF per Residential Unit</i>						
Single Family	\$ 8,083.00	\$ 470.00	\$ 4,549.00	\$ -	\$ 9,730.00	\$ 2,741.97
HL	-	-	-	5,564.00	-	-
R1	-	-	-	4,361.00	-	-
R1A	-	-	-	3,983.00	-	-
R2	-	-	-	3,611.00	-	-
Multi-family	7,288.00	294.00	2,843.00	2,469.00	8,871.00	2,741.97
Mobile Homes	-	-	-	-	4,860.00	-
<i>DIF per 1,000 Square Feet of Structure</i>						
Office	-	470.00	2,913.00	1,452.00	-	-
Commercial	-	1,568.00	9,721.00	1,452.00	-	-
Industrial	-	197.00	1,216.00	1,452.00	-	-

*Fees presented above were effective July 1, 2023*