



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, September 13, 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

IN-PERSON ATTENDANCE

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

LIVE PUBLIC COMMENT

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

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



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

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

LEGISLATIVE INVOCATION: The Church of Jesus Christ of Latter-day Saints– Bishop Tate Lounsbery

PLEDGE OF ALLEGIANCE

PROCLAMATION: Constitution Week

ADJOURNMENT IN MEMORY: August A. Caires

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 July 12, and August 9, 2023, Regular Meetings. (City Clerk – Ortiz)**
- (3) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (4) **Rejection of Claims Against the City by James Mailly, Laura Taylor and Cari McCormick. (Human Resources – Freeman)**
- (5) **Adoption of a Resolution Rejecting a Bid Protest and Awarding the Construction Contract for the City Hall Painting and Wood Repairs (CIP 2023-34) Project to Perfection Painting Corp. 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)**
- (6) **Adoption of a Resolution Approving the Appropriation of \$34,410.00 to the Code Enforcement Department Budget for the Abatement of a Structure at 7953 Rancho Fanita Drive APN: 386-133-06-00. (Building – Strum)**



- (7) **Adoption of a Resolution Authorizing the Purchase of Five (5) APX 8000 All-Band Portable Radios, and Three (3) APX 8500 All-Band Mobile Radios from Motorola Solutions, Inc. per County of San Diego Regional Communications System Contract No. 553982. (Fire – Matsushita)**
- (8) **Adoption of a Resolution Declaring Vehicle V-083 as Surplus Property Upon Receipt and Acceptance of the New Ford F-550 Firematic Type 6 Fire Engine and Appropriating Funds from the Sale of V-083. (Fire – Matsushita)**

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.

NEW BUSINESS:

- (9) **Public Workshop on the Town Center Specific Plan Update and Finding the Action is not a Project Subject to the California Environmental Quality Act (“CEQA”). (Planning – Coyne)**

Recommendation:

Provide input on preferred Town Center site plan concepts and proposed boundary, circulation plan, land uses, and build-out assumptions with an assessment on the direction of the project.

- (10) **Resolution Approving a Lien and Development Impact Fee Payment Deferral Agreement for Phase 4 of the Lantern Crest Congregate Care Facility Project and Authorizing the City Manager to Execute Said Agreement. Location: 200 Lantern Crest Way (APN: 384-142-37). Applicant: Santee Senior Retirement Communities LLC (Michael Grant). (Coyne – Planning)**

Recommendation:

Adopt the Resolution:

1. Authorizing the approval of the Lien and Development Impact Fee Payment Deferral Agreement for Lantern Crest Phase 4; and
2. Authorizing the City Manager to execute the Agreement.

(11) Public Workshop on Detached Residential Accessory Structures in Front Yards. (Planning – Coyne)

Recommendation:

Provide guidance to staff on potential changes to the Santee Municipal Code regarding the regulation of detached residential accessory structures in front yards.

(12) Overview of the City’s New Online Permitting and Licensing System and the New Santee App. (City Manager – Best)

Recommendation:

Receive report.

(13) Resolution Approving the City’s Use of the Solar App+ Web Tool for Expediting the Issuance of Residential Solar Energy Permits. (Building – Strum)

Recommendation:

Adopt the Resolution approving the City’s use of the SolarAPP+ web tool for expediting the issuance of residential solar energy permits.

(14) Waste Management (WM) Waste and Recycling Update. (Community Services – Chavez)

Recommendation:

Receive and file informational report, no action needed.

NON-AGENDA PUBLIC COMMENT (Continued):

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

CITY COUNCIL REPORTS:

CITY MANAGER REPORTS:

CITY ATTORNEY REPORTS:

CLOSED SESSION:

ADJOURNMENT:





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

Sep	07	SPARC	Council Chamber
Sep	11	Community Oriented Policing Committee	Council Chamber
Sep	13	Council Meeting	Council Chamber
Sep	21	SMHFPC	Council Chamber
Sep	27	Council Meeting	Council Chamber
Oct	05	SPARC	Council Chamber
Oct	09	Community Oriented Policing Committee	Council Chamber
Oct	11	Council Meeting	Council Chamber
Oct	25	Council Meeting	Council Chamber

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

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

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



MEETING DATE September 13, 2023

ITEM TITLE ADJOURNMENT IN MEMORY OF AUGUST A. CAIRES

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

August A. Caires was a veteran of the United States Army. His professional background included 41 years in public service. He began his illustrious career with Padre Dam Municipal Water District in May 1993 as General Manager before his appointment to the Board of Directors to fill the unexpired term for a vacancy in February 2007. He was reelected to his fourth four-year term in November 2020.

Mr. Caires was a strong advocate for ensuring water reliability, infrastructure integrity, water quality and fire safety for the East County. He received numerous recognitions, certificates, designations and honors for his leadership and achievements in his professional life and in his community. For over 29 years, Mr. Caires' forethought and leadership were instrumental in making the Santee Lakes Recreation Preserve a nationally recognized award-winning park. Mr. Caires played a pivotal role in the decision to build the District's Customer Care Center at Santee Lakes, and he was deeply involved in its construction and became its first General Manager. The building was dedicated in his name upon his retirement in July.

Augie, as he was also known, passed away on August 2, 2023, following a 17-month battle with pancreatic cancer. His enduring dedication to the community was only matched by his devotion to his beloved wife, Leslie, their daughter, April, granddaughter, Evelyn, and his siblings.

FINANCIAL STATEMENT N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *msb*

Adjourn in memory of August A. Caires

ATTACHMENT

Adjournment Certificate

City of Santee

In Deepest Sympathy

The Santee City Council on September 13, 2023, adjourned in the memory of

August A. Caires



Vice Mayor

Laura Koval



Mayor

John W. Minto



Council Member

Ronn Hall



Council Member

Rob McNelis



Council Member

Dustin Trotter

MEETING DATE September 13, 2023

ITEM TITLE PROCLAMATION: CONSTITUTION WEEK

DIRECTOR/DEPARTMENT John W. Minto, Mayor

SUMMARY

September 17, 2023, marks the 236th anniversary of the drafting of the Constitution of the United States of America. The Letitia Coxe Shelby Chapter of the National Society of the Daughters of the American Revolution requested our participation in the observance of this special event by proclaiming "Constitution Week" in the city of Santee.

In support of the request, a proclamation has been prepared and will be mailed to the Constitution Week Chairperson, Mrs. Jane Zoch.

The proclamation will be proudly displayed at the Constitution Week meeting, along with those of other communities throughout the County.

FINANCIAL STATEMENT

N/A

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *msb*

Mail proclamation for display.

ATTACHMENT

Proclamation



| Proclamation

WHEREAS, the Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2023, marks the two hundred and thirty-sixth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to officially recognize this magnificent document and its memorable anniversary and the patriotic celebrations which will commemorate the occasion.

NOW, THEREFORE, I, John W. Minto, Mayor of the city of Santee, on behalf of the City Council, do hereby proclaim the week of September 17 through 23, 2023, as

“CONSTITUTION WEEK”

in the city of Santee and urge all citizens to study the Constitution and reflect on the privilege of being an American, with all the rights and responsibilities that privilege involves.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of September, two thousand twenty-three, and have caused the Official Seal of the City of Santee to be affixed.

A handwritten signature in black ink that reads "John W. Minto". The signature is written in a cursive style and is positioned above a horizontal line.

Mayor John W. Minto

MEETING DATE September 13, 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 September 13, 2023

ITEM TITLE APPROVAL OF MEETING MINUTES OF THE SANTEE CITY COUNCIL FOR THE JULY 12, AND AUGUST 09, 2023, REGULAR 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

- July 12, 2023
- August 09, 2023

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
July 12, 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 The Rock Church, Pastor Zeb Hill.

PLEDGE OF ALLEGIANCE was led by City Manager Marlene Best.

CONSENT CALENDAR:

The City Clerk requested Items 1, 2, 3, 4 and 5 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) Item Pulled for Discussion
- (6) Adoption of a Resolution Levying Charges for Fire Suppression Service (“Fire Benefit Fee”) for Fiscal Year 2023-24. (Finance – Jennings) **(Reso 080-2023)**
- (7) Adoption of a Resolution Accepting the Storm Drain Trash Diversion 2021 (CIP 2021-20) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz) **(Reso 081-2023)**
- (8) Adoption of a Resolution Accepting the CDBG Pedestrian Ramp Improvements (CIP 2023-07) Project as Complete and Finding the Action is Not a Project Subject to the California Environmental Quality Act (“CEQA”). (Engineering – Schmitz) **(Reso 082-2023)**

- (9) **Adoption of a Resolution Authorizing an Additional Change Order for the FY 2022-23 Streetlight Maintenance Contract with CTE, Inc. (Engineering – Schmitz) (Reso 083-2023)**

ACTION: Council Member Hall 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 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.

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

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Trotter 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.

- (3) **Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2023-24 to Pay the Annual Cost of Municipal Maintenance Services within Community Facilities District No. 2015-1 (Municipal Maintenance Services) of the City of Santee. (Finance – Jennings) (Reso 077-2023)**

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.

- (4) **Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2023-24 to Pay Costs Related to the Authorized Public Improvements within Community Facilities District No. 2017-1 (Weston Infrastructure) of the City of Santee. (Finance – Jennings) (Reso 078-2023)**

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.

- (5) **Adoption of a Resolution Levying Special Taxes to be Collected During Fiscal Year 2023-24 to Pay the Annual Cost of Municipal Services within Community Facilities District No. 2017-2 (Weston Municipal Services) of the City of Santee. (Finance – Jennings) (Reso 079-2023)**

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 homelessness issues, having a local Santee radio station, El Cajon sales tax increase and the Fourth of July.

PUBLIC HEARING:

- (10) **Public Hearing for a Tentative Map (TM2021-2) and Development Review Permit (DR2021-4) for an Eight-Unit Planned Residential Development on a Vacant 0.69-Acre Site Located at 8504 Fanita Drive in the Medium Density Residential (R-7) Zone and Finding the Project Categorically Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to CEQA Guidelines Section 15332. (Applicant: TA Development, LLC). (Planning – Coyne) (Reso 084-2023) (Reso 085-2023)**

The Public Hearing was opened at 6:47 p.m. The Senior Planner provided a PowerPoint presentation and responded to Council questions.

PUBLIC SPEAKER:

- Tarik Alahmad, TA Development (Applicant) did not speak.

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.

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

- (11) **Public Hearing for Conditional Use Permit P2022-8 for a Day Care Center at 8549 Fanita Drive (APN 386-050-18) in the Low-Medium Density Residential (R-2) Zone and Finding the Project Categorically Exempt from the California Environmental Quality Act (“CEQA”) Pursuant to CEQA Guidelines Section 15303. Applicant: Egle Athari. (Planning – Coyne) (Reso 086-2023)**

The Public Hearing was opened at 6:58 p.m. The Associate Planner provided a PowerPoint presentation and responded to Council questions with the assistance of the applicant Egle Athari.

PUBLIC SPEAKER:

- Egle Athari, Bunny Bears Preschool (Applicant)

ACTION: Vice Mayor Koval moved approval of staff recommendation with the condition of real grass installation and not artificial turf.

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.

The Public Hearing closed at 7:08 p.m.

(12) Public Hearing for the FY 2023-24 Santee Roadway Lighting District (“SRLD”) Annual Levy of Assessments. (Finance – Jennings) (Reso 087-2023)

The Public Hearing was opened at 7:08 p.m. The Finance Manager provided a PowerPoint presentation and responded to Council questions.

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: Aye. Ayes: 5. Noes: 0.

The Public Hearing closed at 7:10 p.m.

(13) Public Hearing for the FY 2023-24 Santee Landscape Maintenance District (“SLMD”) Annual Levy of Assessments. (Finance – Jennings) (Reso 088-2023)

The Public Hearing was opened at 7:10 p.m. The Finance Manager provided a PowerPoint presentation and responded to Council questions.

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.

The Public Hearing closed at 7:11 p.m.

(14) Public Hearing for the FY 2023-24 Town Center Landscape Maintenance District (“TCLMD”) Annual Levy of Assessments. (Finance – Jennings) (Reso 089-2023)

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

ACTION: Council Member Trotter 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.

The Public Hearing closed at 7:13 p.m.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Vice Mayor Koval reported that Mark Thomas Baker, retired Fire Chief of the Lakeside Fire Protection District and current SLEMSA Board Member had passed away Monday, July 10, 2023, and provided information for the celebration of life services.

Council Member Trotter reported the new Hometown Heroes banners were placed on the bridge over Santee Lakes and noted that the banners along Mast Boulevard were extended; he also commended Public Works staff, Santee Sheriff's Department and Alpha Project for removing trash from the riverbed.

Mayor Minto reported that he will be attending the League of California Cities Board of Directors Meeting, followed by a weeklong vacation; he also spoke about the Fourth of July Santee Salutes event.

CITY MANAGER REPORTS:

The City Manager gave recognition to City staff, as well as the City Fire Department, Sheriffs, and City Council, for all the work put into the Fourth of July Santee Salutes event; she also reminded the community about the Summer Concert Series at Town Center Community Park on Thursday nights.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members recessed at 7:19 p.m. and convened in Closed Session at 7:24 p.m.

- (15) 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 8:47 p.m. with all members present. Mayor Minto reported direction given to staff.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:47 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

**Minutes
Santee City Council
Council Chamber – Building 2
10601 Magnolia Avenue
Santee, California
August 09, 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 Rob McNelis and Dustin Trotter – 4 Absent: Council Member Ronn Hall –1.

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

INVOCATION was given by Missionary Matthew Jo, The World Mission Society Church of God.

PLEDGE OF ALLEGIANCE was led by Jerry Cerpa, I.T. Manager.

RECOGNITION: Presentation of a Certificate of Recognition to World Mission Society Church of God for Forester Creek Clean-Up Event.

Council Member Trotter presented the Recognition to Missionary Matthew Jo and the World Mission Society Church of God, followed by the World Mission Society Church of God video presentation and song.

CONSENT CALENDAR:

Vice Mayor Koval requested Items 5 and 9 be pulled for discussion. The City Clerk requested Items 1, 2, 3, and 4 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) **Item Pulled for Discussion**

- (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) (Reso 091-2023)
- (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) (Reso 092-2023)
- (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) (Reso 093-2023)
- (9) 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; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

- (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; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

- (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)

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Trotter moved approval of staff recommendation

Vice Mayor Koval seconded the motion, which carried by the following vote: Mayor Minto:

Aye; Vice Mayor Koval: Aye; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

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

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Trotter moved approval of staff recommendation.

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

(4) Approval of the Expenditure of \$65,009.00 for June 2023 Legal Services. (Finance – Jennings)

PUBLIC SPEAKER:

- Truth

ACTION: Council Member Trotter moved approval of staff recommendation.

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

(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) (Reso 090-2023)

Vice Mayor Koval made a brief comment regarding parking surrounding the softball fields.

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

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

- (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) (Reso 094-2023)**

Vice Mayor Koval requested a scope of work be provided for Council review. The Marketing Manager provided a PowerPoint presentation and responded to Council questions.

Under discussion, the Mayor requested staff bring the item back to address Council's concerns.

NON-AGENDA PUBLIC COMMENT (15 minutes):

- (A) Nick Eustace, Joint Ventures, spoke about the California cannabis manufacturing startup company, and stated that clarification is needed regarding Ordinance 602, and cannabis business updates.
- (B) Truth spoke about having more directional signs in Santee, SANDAG webinar, Caltrans and encouraged more of the public to speak up at local City Council Meetings.
- (C) John Hossick, Santee Mobilehome Owners Action Committee, spoke about Buddy's Backpacks and invited the City Council to the assembly and backpack giveaway.

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) (Reso 095-2023)**

The Public Hearing was opened at 7:24 p.m. The Finance Director provided a PowerPoint presentation and responded to Council questions.

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; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

The Public Hearing was closed at 7:28 p.m.

- (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) (Reso 096-2023)**

The Public Hearing was opened at 7:29 p.m. The Principal Planner provided a PowerPoint presentation and responded to Council questions, with assistance from the Fire Chief, Santee Sheriff’s Department Captain, the City Attorney and Pauly De Barten, project applicant.

PUBLIC SPEAKERS:

- Truth
- Shaun Halvax
- Pauly De Barten

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; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

The Public Hearing was closed at 7:28 p.m.

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) (Reso 097-2023)**

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

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; Council Members McNelis: Aye; and Trotter: Aye. Ayes: 4. Noes: 0. Absent: Council Member Hall – 1.

NON-AGENDA PUBLIC COMMENT: (Continued)

None.

CITY COUNCIL REPORTS:

Vice Mayor Koval spoke about the parking situation in Town Center related to the ball fields, Sportsplex, YMCA, and surrounding neighborhoods; she asked if the funds from Community Center and Park-in-Lieu fees could be fast tracked for the parking lot that will be part of the upcoming Community Center Project; she reminded the community of the SLEMSA meeting on August 10, 2023; she reported on attending the Heartland Communications Facility Commission meeting, various SANDAG meetings and SANDAG Borders Committee meeting; she also congratulated Senior Volunteer Bonell Goycochea for winning an award at the Kiwanis Club of Santee Law Enforcement and Community Services Award Dinner.

Mayor Minto spoke about SANDAG meetings he attended, as well as SANDAG Chief Executive Officer Hasan Ikhata's resignation; he reported he will be attending the upcoming League of California Cities annual conference in September; he also announced the reappointment of James Sly, as the Santee representative to the Gillespie Field Development Council.

CITY MANAGER REPORTS:

The City Manager spoke about the Summer Concert series at Town Center Park; she also reminded the community that the City is going live with the new on-line Permitting & Service Request System on August 29, 2023, and that limited services would be offered the week of August 21 through August 25, 2023.

CITY ATTORNEY REPORTS:

None.

CLOSED SESSION:

Council Members recessed at 8:31 p.m. and convened in Closed Session at 8:36 p.m.

- (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

Council Members reconvened in Open Session at 8:55 p.m. with all members present. Mayor Minto reported for Item 13 direction was given to bring back a final approval for a memorandum of understanding at the next Council Meeting and for Item 14, Council unanimously approved the terms of the settlement agreement, which once finalized, will be available for public review.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:56 p.m.

Date Approved:

Annette Fagan Ortiz, CMC, City Clerk

DRAFT

MEETING DATE September 13, 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 *MSB*

Approve the Payment of Demands as presented.


ATTACHMENT

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

Payment of Demands
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
08/15/23	Accounts Payable	\$ 142,217.44
08/15/23	Accounts Payable	118,082.82
08/15/23	Accounts Payable	140,838.68
08/23/23	Accounts Payable	3,083.47
08/23/23	Accounts Payable	781,241.25
08/24/23	Accounts Payable	624,840.02
08/24/23	Payroll	439,774.65
08/24/23	Accounts Payable	22,704.22
08/24/23	Accounts Payable	124,618.74
08/25/23	Accounts Payable	41,104.82
08/29/23	Accounts Payable	138,667.92
08/30/23	Accounts Payable	767,998.18
08/31/23	Accounts Payable	110,715.94
08/31/23	Accounts Payable	24,278.15
09/01/23	Retiree Health	<u>5,385.00</u>
	TOTAL	<u><u>\$3,485,551.30</u></u>

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



 Heather Jennings, Director of Finance

vchlist
08/15/2023 11:26:33AM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134257	8/15/2023	11139 ACE UNIFORMS AND ACCESSORIES	SD0129962	54286	EMT CLASS B UNIFORMS	313.23
			SD0131182	53970	CLASS A UNIFORM	19.34
			SD0137234	53970	CLASS A UNIFORM	800.33
			SD0137238	53970	CLASS A UNIFORM	770.87
			SD0137240	53970	CLASS A UNIFORM	324.25
			SD0137242	53970	CLASS A UNIFORM	5.39
			SD0137244	53970	CLASS A UNIFORM	17.23
			SD128890	53970	CLASS A UNIFORM	19.40
			SD129026	53970	CLASS A UNIFORM	19.40
					Total :	2,289.44
134258	8/15/2023	10510 AMAZON WEB SERVICES, INC	1338444001		CLOUD STORAGE SERVICES	31.56
			1384361289		CLOUD STORAGE SERVICES	217.32
			CR1395841801		CLOUD STORAGE SERVICES	-31.56
			CR1395841805		CLOUD STORAGE SERVICES	-34.82
					Total :	182.50
134259	8/15/2023	10299 CARQUEST AUTO PARTS	11102-555407 REVRSL	53869	VEHICLE REPAIR PARTS	119.87
			11102-557690 RVRSL	53869	VEHCILE REPAIR PARTS	141.05
					Total :	260.92
134260	8/15/2023	11168 CTE INC CLARK TELECOM AND	3277	54027	DIG ALERTS	1,754.28
			3295	54027	STREET LIGHT REPAIRS - EXTRA V	208.80
			3296	54027	STREET LIGHT KNOCKDOWN - MA	1,349.64
					Total :	3,312.72
134261	8/15/2023	10046 D MAX ENGINEERING INC	8007	54079	STORMWATER PROGRAM ASSIST/	5,191.44
			8011	54080	STORMWATER INSPECTIONS & RE	735.00
					Total :	5,926.44
134262	8/15/2023	14775 DIESEL POLLUTION SOLUTIONS INC	33341	54183	POLARIS - 2020 SHSP GRANT	350.00
					Total :	350.00
134263	8/15/2023	14675 EAST COUNTY TRANSITIONAL	20230608C	54081	CDBG-CV SUBRECIPIENT - ECTLC	9,252.00
			20230711C-CV	54081	CDBG-CV SUBRECIPIENT - ECTLC	23,460.00
					Total :	32,712.00

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134264	8/15/2023	14412 EKOLOJIK, INC	EKOST-06-2023	54316	SB1383 CONSULTANT	2,846.25
Total :						2,846.25
134265	8/15/2023	12760 FOCUS PSYCHOLOGICAL	SANTEE2023-6	53922	PSYCHOLOGICAL SERVICES	800.00
Total :						800.00
134266	8/15/2023	14459 HMC GROUP	169497	53747	SANTEE COMMUNITY CENTER	3,755.68
			169498	53747	SANTEE COMMUNITY CENTER	39,714.65
Total :						43,470.33
134267	8/15/2023	10073 HODGE PRODUCTS INC	0506573-IN	54115	PADLOCKS	507.37
Total :						507.37
134268	8/15/2023	10120 KEARNY PEARSON FORD	1879854	53886	VEHICLE REPAIR PART	93.75
Total :						93.75
134269	8/15/2023	10997 LAKESIDE FIRE PROTECTION	6152023	54522	NURSE COORDINATOR APRIL - JUI	23,785.29
			6282023	54522	NURSE COORDINATOR APRIL - JUI	-763.04
Total :						23,022.25
134270	8/15/2023	14208 MINUTEMAN PRESS EL CAJON	65024	54015	BUS CARDS - DDS	97.00
Total :						97.00
134271	8/15/2023	10105 MYERS & SONS HI-WAY SAFETY INC	143761	54174	FY22/23 TRAFFIC SIGNS & SUPPLI	2,485.52
Total :						2,485.52
134272	8/15/2023	14690 PATH INC	Q4-Apr23-Jun23	54096	CDBG-CV - PATH HOMELESS OUTF	1,136.15
			Q4-Apr23-Jun23-ARPA	54265	ARPA - PATH HOMELESS OUTREA	15,353.31
Total :						16,489.46
134273	8/15/2023	10552 SAFEWAY SIGN COMPANY	20163 EI	54129	STREET NAME SIGNS	2,495.92
Total :						2,495.92
134274	8/15/2023	10768 SANTEE SCHOOL DISTRICT	9424	54003	JOINT USE FIELDS - RIO SECO	384.57
Total :						384.57
134275	8/15/2023	10585 SHARP REES-STEALY MEDICAL	382144923	53903	PRE-PLACEMENT PHYSICAL	85.00
			382144924	53903	PRE-PLACEMENT PHYSICAL	160.00

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134275	8/15/2023	10585 SHARP REES-STEALY MEDICAL	(Continued)			
			382144925	53903	PRE-PLACEMENT PHYSICAL	42.00
			382144926	53903	PRE-PLACEMENT PHYSICAL	40.00
			382144927	53903	PRE-PLACEMENT PHYSICAL	60.00
			382144928	53903	PRE-PLACEMENT PHYSICAL	47.00
			382144929	53903	PRE-PLACEMENT PHYSICAL	56.00
			382153343	53903	PRE-PLACEMENT PHYSICAL	85.00
			382153344	53903	PRE-PLACEMENT PHYSICAL	160.00
			382153345	53903	PRE-PLACEMENT PHYSICAL	40.00
			382153346	53903	PRE-PLACEMENT PHYSICAL	42.00
			382153347	53903	PRE-PLACEMENT PHYSICAL	60.00
			382153348	53903	PRE-PLACEMENT PHYSICAL	47.00
			382153349	53903	PRE-PLACEMENT PHYSICAL	56.00
			382181355	53903	PRE-PLACEMENT PHYSICAL	85.00
			382181356	53903	PRE-PLACEMENT PHYSICAL	160.00
			382181357	53903	PRE-PLACEMENT PHYSICAL	42.00
			382181358	53903	PRE-PLACEMENT PHYSICAL	40.00
			382181359	53903	PRE-PLACEMENT PHYSICAL	47.00
			382181360	53903	PRE-PLACEMENT PHYSICAL	60.00
			382181361	53903	PRE-PLACEMENT PHYSICAL	56.00
			382181892	53903	PRE-PLACEMENT PHYSICAL	85.00
			382181893	53903	PRE-PLACEMENT PHYSICAL	160.00
			382181894	53903	PRE-PLACEMENT PHYSICAL	42.00
			382181895	53903	PRE-PLACEMENT PHYSICAL	40.00
			382181896	53903	PRE-PLACEMENT PHYSICAL	60.00
			382181897	53903	PRE-PLACEMENT PHYSICAL	47.00
			382181898	53903	PRE-PLACEMENT PHYSICAL	56.00
			382181902	53903	PRE-PLACEMENT PHYSICAL	85.00
			382233594	53903	PRE-PLACEMENT PHYSICAL	41.00
			382286586	53903	PRE-PLACEMENT PHYSICAL	449.00
			382320172	53903	PRE-PLACEMENT PHYSICAL	145.00
			382351888	53903	PRE-PLACEMENT PHYSICAL	106.00
			382397995	53903	PRE-PLACEMENT PHYSICAL	145.00
					Total :	2,931.00
134276	8/15/2023	11056 STANDARD ELECTRONICS	S47948	53949	SECURITY SYS - MONITOR, MAINT	1,560.00


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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134276	8/15/2023	11056	11056 STANDARD ELECTRONICS		(Continued)	Total : 1,560.00
20 Vouchers for bank code : ubgen						Bank total : 142,217.44
20 Vouchers in this report						Total vouchers : 142,217.44

Prepared by: 
Date: 8.15.23

Approved by: 
Date: 8/15/23

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08/15/2023 2:27:50PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134277	8/15/2023	14844 ADS MUSIC, LLC	103	54345	SANTEE SUMMER CONCERT	2,200.00
Total :						2,200.00
134278	8/15/2023	13456 AGRICULTURAL PEST CONTROL	704924	54346	PEST CONTROL SERVICES 90 DAY	150.00
			705098	54346	PEST CONTROL SERVICES 90 DAY	250.00
			705239	54346	PEST CONTROL SERVICES 90 DAY	139.25
			705390	54346	PEST CONTROL SERVICES 90 DAY	139.25
Total :						678.50
134279	8/15/2023	10633 ALL STAR GLASS INC	600536	54423	VEHICLE REPAIR	457.38
Total :						457.38
134280	8/15/2023	13321 ALPHA PROJECT FOR THE	0009164-IN	54412	ENCAMPMENT CLEAN UPS	20,903.04
Total :						20,903.04
134281	8/15/2023	10510 AMAZON WEB SERVICES, INC	1393088197		CLOUD STORAGE SERVICES	38.61
			1412015201		CLOUD STORAGE SERVICES	226.83
			CR1395841797		CLOUD STORAGE SERVICES	-38.61
Total :						226.83
134282	8/15/2023	10516 AWARDS BY NAVAJO	0623327	54351	NAMETAG	23.71
Total :						23.71
134283	8/15/2023	10299 CARQUEST AUTO PARTS	11102-590817	54426	VEHICLE SUPPLIES	202.20
			11102-590844	54426	VEHICLE REPAIR PART	6.66
Total :						208.86
134284	8/15/2023	14693 CHICK-FIL-A INC.	MR19003A		REFUNDABLE DEPOSIT	1,088.77
Total :						1,088.77
134285	8/15/2023	10032 CINTAS CORPORATION 694	4161895899	54468	MISC SHOP RENTALS	70.13
			4162571789	54468	MISC SHOP RENTALS	70.13
Total :						140.26
134286	8/15/2023	10333 COX COMMUNICATIONS	094486701; AUG23		CITY HALL GROUP BILL	3,379.91
Total :						3,379.91

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134287	8/15/2023	10251 FEDERAL EXPRESS	8-220-46954		FEDEX SHIPPING CHARGES	56.03
					Total :	56.03
134288	8/15/2023	14993 FEDISH, TAMMY	2004760.001		REFUND OF CLASS FEES	117.37
					Total :	117.37
134289	8/15/2023	10256 HOME DEPOT CREDIT SERVICES	1163336	54416	STATION SUPPLIES	230.41
					Total :	230.41
134290	8/15/2023	13558 KIFER HYDRAULICS CO, INC	81113	54375	VEHICLE REPAIR PART	64.95
					Total :	64.95
134291	8/15/2023	10207 LOCKHART TRAINING	2381		INSTRUCTIONAL CLASS	975.65
					Total :	975.65
134292	8/15/2023	10507 MITEL TECHNOLOGIES INC / GREAT	34551571		MITEL MXE III CONTROLLER SATA	1,588.52
					Total :	1,588.52
134293	8/15/2023	10083 MUNICIPAL EMERGENCY SERVICES	IN1906220	54474	SAFETY APPAREL	4,077.42
					Total :	4,077.42
134294	8/15/2023	10344 PADRE DAM MUNICIPAL WATER DIST	90000366; JUL23		GROUP BILL	62,781.83
					Total :	62,781.83
134295	8/15/2023	10241 PETTY CASH	81123		PETTY CASH REIMB - DDS	258.50
					Total :	258.50
134296	8/15/2023	10095 RASA	5735 5737	54512 54512	MAP CHECK - MAGNOLIA AVE MAP CHECK - LANTERN CREST 4 /	665.00 985.00
					Total :	1,650.00
134297	8/15/2023	13171 SC COMMERCIAL, LLC	2436070-IN 2437471-IN	54395 54395	DELIVERED FUEL DELIVERED FUEL	197.21 238.03
					Total :	435.24
134298	8/15/2023	14797 SEDANO FORD OF LM INC	20457616	54446	VEHICLE REPAIR PART	322.41
					Total :	322.41

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08/15/2023 2:27:50PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134299	8/15/2023	10585 SHARP REES-STEALY MEDICAL	382151103		DMV EXAM	122.00
Total :						122.00
134300	8/15/2023	12223 SITEONE LANDSCAPE SUPPLY LLC	132487791-001	54420	IRRIGATION PARTS	17.58
			132488560-001	54420	IRRIGATION PARTS	81.79
			132753906-001	54420	IRRIGATION PARTS	3,515.43
			132821540-001	54420	IRRIGATION PARTS	35.09
Total :						3,649.89
134301	8/15/2023	14240 SPICER CONSULTING GROUP	1380	54280	ASSMNT ENG & CFD SVCS FY 22-2	2,709.38
Total :						2,709.38
134302	8/15/2023	13019 STATEWIDE TRAFFIC SAFETY	01008397	54450	TRAFFIC SIGNS, MATERIALS & SUI	290.93
Total :						290.93
134303	8/15/2023	10119 STEVEN SMITH LANDSCAPE INC	52124	54405	AREA 1 LANDSCAPE SERVICES	5,281.50
Total :						5,281.50
134304	8/15/2023	10572 SUNBELT RENTALS INC	141578017-0001	54418	EQUIPMENT RENTAL	756.70
			141788903-0001	54418	EQUIPMENT RENTAL	933.09
Total :						1,689.79
134305	8/15/2023	10136 WEST COAST ARBORISTS INC	202272	54456	URBAN FORESTRY MANAGEMENT	2,445.00
Total :						2,445.00
134306	8/15/2023	10537 WETMORE'S	06P65093	54457	VEHICLE SUPPLIES	28.74
Total :						28.74
30 Vouchers for bank code : ubgen						Bank total : 118,082.82
30 Vouchers in this report						Total vouchers : 118,082.82

Prepared by: *[Signature]*
 Date: 8/15/23
 Approved by: *[Signature]*
 Date: 8/15/23

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08/15/2023 3:06:57PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
8233	8/15/2023	10353 PERS	08 23 3		RETIREMENT PAYMENT	140,838.68

Total : 140,838.68

1 Vouchers for bank code : ubgen

Bank total : 140,838.68

1 Vouchers in this report

Total vouchers : 140,838.68

Prepared by: J. Smith
Date: 8-15-23
Approved by: E. Butler
Date: 8-15-23

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08/29/2023 10:09:35AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

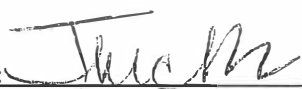
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
41626	8/23/2023	12774 LIABILITY CLAIMS ACCOUNT	08212023		LIABILITY CLAIMS AWARDS & INDE	3,083.47
Total :						3,083.47

1 Vouchers for bank code : ubgen

Bank total : 3,083.47

1 Vouchers in this report

Total vouchers : 3,083.47

Prepared by: 

Date: 8.29.23

Approved by: 

Date: 8/29/23

Voucher List
CITY OF SANTEE

vchlist
08/23/2023 2:32:05PM



Bank code :	ubgen			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
134307	8/23/2023	14528 BKM OFFICEWORKS, LLC		18932		OFFICE EQUIPMENT	543.06
						Total :	543.06
134308	8/23/2023	14675 EAST COUNTY TRANSITIONAL		20230711C - ARPA	54247	ARPA FUNDED - ECTLC SHELTER SER	11,520.00
						Total :	11,520.00
134309	8/23/2023	10490 HARRIS & ASSOCIATES INC		57078	54523	SAFETY & ENV JUSTICE ELEMENT	10,997.50
						Total :	10,997.50
134310	8/23/2023	11196 HD SUPPLY FM		2023 Q1		LOCATION AGMT PYMT 2023 Q1	614,267.44
						Total :	614,267.44
134311	8/23/2023	11724 ICF JONES & STOKES INC		INV-00000066469	53609	MSCP SUBAREA PLAN	22,437.50
				INV-00000065929R	53609	MSCP SUBAREA PLAN	5,848.75
						Total :	28,286.25
134312	8/23/2023	14833 INTERWEST CONSULTING GROUP		86051	54502	INTERWEST - CONSULTING SRVCS. - I	5,250.00
				86053	54502	INTERWEST - CONSULTING SRVCS - D	1,437.50
				87113	54502	INTERWEST - CONSULTING SRVCS - D	1,687.50
				87114	54502	INTERWEST - CONSULTING SRVCS - D	125.00
				88078	54502	INTERWEST - CONSULTING SRVCS - D	1,062.50
				88340	54502	INTERWEST - CONSULTING SRVCS - D	500.00
				89124	54502	INTERWEST - CONSULTING SRVCS - D	93.75
						Total :	10,156.25
134313	8/23/2023	10997 LAKESIDE FIRE PROTECTION		06/30/23 SLEMSA		FY 23 RECONCILIATION & DISTRIBUTI	99,383.15
						Total :	99,383.15
134314	8/23/2023	12828 RICK ENGINEERING COMPANY		0096536	53946	SANTEE MASTER DRAINAGE STUDY	6,087.60
						Total :	6,087.60
						Bank total :	781,241.25
						Total vouchers :	781,241.25

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08/23/2023 2:32:05PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	In voice	P O#	Description/Account	Amount
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Prepared by: 
Date: 8.23.23
Approved by: 
Date: 8/23/23

vchlist
08/24/2023 10:49:25AM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134315	8/24/2023	13456 AGRICULTURAL PEST CONTROL	703058	54346	PEST CONTROL SERVICES 90 DAY	654.67
					Total :	654.67
134316	8/24/2023	11445 AMERICAN MESSAGING	L1072898XH		FD PAGER SERVICE	199.03
					Total :	199.03
134317	8/24/2023	11460 ASBURY ENVIRONMENTAL SERVICES	I500-00947401	54490	USED OIL DISPOSAL	100.00
					Total :	100.00
134318	8/24/2023	10412 AT&T	000020272004		TELEPHONE	908.66
					Total :	908.66
134319	8/24/2023	14306 AZTEC LANDSCAPING, INC	J1571 L3278	54464 54464	CUSTODIAL SERVICES - PARKS CUSTODIAL SERVICES - PARKS	4,799.63 405.72
					Total :	5,205.35
134320	8/24/2023	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS JULY 2023		LEGAL SVCS JULY 2023	88,359.77
					Total :	88,359.77
134321	8/24/2023	11513 BOND, ELLEN	09012023-263		MEADOWBROOK HARDSHIP PROC	117.86
					Total :	117.86
134322	8/24/2023	11402 CARROLL, JUDI	09012023-96		MEADOWBROOK HARDSHIP PROC	118.15
					Total :	118.15
134323	8/24/2023	10032 CINTAS CORPORATION 694	4163259495	54468	MISC SHOP RENTALS	85.86
					Total :	85.86
134324	8/24/2023	11409 CLAYTON, SYLVIA	09012023-340		MEADOWBROOK HARDSHIP PROC	123.64
					Total :	123.64
134325	8/24/2023	14996 COMMUNITY HEALTH GROUP	23198000125		REFUND-PAID TO INCORRECT PR	1,249.72
					Total :	1,249.72
134326	8/24/2023	10358 COUNTY OF SAN DIEGO	24CTOFSAN01 24CTOFSASN01	54528 54458	REGIONAL COMMUNICATIONS SY: 800 MHZ RADIO ACCESS	2,622.00 1,909.50

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08/24/2023 10:49:25AM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134326	8/24/2023	10358 10358 COUNTY OF SAN DIEGO	(Continued)			Total : 4,531.50
134327	8/24/2023	10040 COUNTYWIDE MECHANICAL SYSTEMS	60060	54360	PLUMBING REPAIRS & RELATED M	469.48
						Total : 469.48
134328	8/24/2023	10333 COX COMMUNICATIONS	052335901; AUG23		8950 COTTONWOOD AVE	190.30
						Total : 190.30
134329	8/24/2023	12483 DISCOUNT SIGNS AND BANNERS	5690	54364	IDENTIFICATION DECALS	307.40
						Total : 307.40
134330	8/24/2023	12593 ELLISON WILSON ADVOCACY, LLC	2023-08-07	54505	GOVERNMENTAL ADVOCACY SER'	1,500.00
						Total : 1,500.00
134331	8/24/2023	14977 EMS LOGIK NARCBOX	33465	54493	NEW AMBULANCE EQUIP.	1,500.00
						Total : 1,500.00
134332	8/24/2023	10058 ETS PRODUCTIONS INC	21192-ETS 21193-ETS	54367 54367	AUDIO VISUAL SERVICES - EVENT AUDIO VISUAL SERVICES - EVENT	8,754.00 8,754.00
						Total : 17,508.00
134333	8/24/2023	11911 GALLS LLC	024963006 024963105	54260 54260	BALLISTIC VESTS & HELMETS BALLISTIC VESTS & HELMETS	2,187.33 5,935.65
						Total : 8,122.98
134334	8/24/2023	12638 GEORGE HILLS COMPANY, INC.	INV1025913	54486	CLAIMS FEES FY 23/24	1,458.33
						Total : 1,458.33
134335	8/24/2023	10144 HDL COREN & CONE	SIN030280	54337	FY 23/24 PROP TAX AUDIT & INFO :	4,987.50
						Total : 4,987.50
134336	8/24/2023	10246 HUDSON SAFETY T LITE RENTALS	00135748 00136159		TRAFFIC SIGNS & MATERIALS TRAFFIC SIGNS & MATERIALS	405.94 108.25
						Total : 514.19
134337	8/24/2023	10675 INTERNATIONAL ASSOCIATION OF	08172023		ANNUAL MEMBERSHIP DUES	1,052.00
						Total : 1,052.00

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Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134338	8/24/2023	10545 KIRK'S RADIATOR & AUTO AC INC	39369	54376	VEHICLE REPAIR PART	263.99
Total :						263.99
134339	8/24/2023	10204 LIFE ASSIST INC	1350017	54377	EMS SUPPLIES	2,301.32
Total :						2,301.32
134340	8/24/2023	10306 MOTOROLA SOLUTIONS INC	8281676373	54213	RADIO EQUIPMENT FOR NEW AME	823.90
Total :						823.90
134341	8/24/2023	10083 MUNICIPAL EMERGENCY SERVICES	IN1910940	54328	WEARING APPAREL	1,757.13
Total :						1,757.13
134342	8/24/2023	14152 MYSTERY RANCH	SO405096	54495	WILDLAND PACKS	2,292.40
Total :						2,292.40
134343	8/24/2023	10308 O'REILLY AUTO PARTS	2968-168018	54384	VEHICLE REPAIR PART	11.36
			2968-168952	54384	VEHICLE REPAIR PART	133.78
			2968-168964	54384	CR - CORE DEPOSIT REFUND	-10.78
			2968-169090	54384	VEHICLE REPAIR PART	45.78
Total :						180.14
134344	8/24/2023	10344 PADRE DAM MUNICIPAL WATER DIST	90000367; AUG23		GROUP BILL	55,859.61
Total :						55,859.61
134345	8/24/2023	14614 PARADIGM MECHANICAL CORP	5751	54386	HVAC MAINT & REPAIRS	275.00
Total :						275.00
134346	8/24/2023	11442 PATTERSON, EDWARD	09012023-225		MEADOWBROOK HARDSHIP PROC	113.99
Total :						113.99
134347	8/24/2023	14928 PAVEMENT REHAB COMPANY	CIP 2023-04 (FINAL) CIP2023-04 #1R	54387	PROGRESS PAYMENT #1 CIP 2023- RETENTION (FINAL) CIP 2023-04	161,090.00 -8,054.50
Total :						153,035.50
134348	8/24/2023	10101 PROFESSIONAL MEDICAL SUPPLY	B024160	54443	OXYGEN CYLINDER RENTAL	109.50
			B024161	54443	OXYGEN CYLINDER RENTAL	321.19
			B024162	54443	OXYGEN CYLINDER RENTAL	105.60

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134348	8/24/2023	10101	10101 PROFESSIONAL MEDICAL SUPPLY (Continued)			Total : 536.29
134349	8/24/2023	12062	PURETEC INDUSTRIAL WATER	2087387	54508	DEIONIZED WATER SERVICE 94.86
				2089602	54508	DEIONIZED WATER SERVICE 67.77
				2089603	54508	DEIONIZED WATER SERVICE 144.00
				2090753	54508	DEIONIZED WATER SERVICE 151.08
						Total : 457.71
134350	8/24/2023	14889	RIDENOW SOCAL	1034730	54291	POLARIS - 2020 SHSP GRANT 26,937.00
						Total : 26,937.00
134351	8/24/2023	14905	SALISBURY, THOMAS A	0000078	54393	SANTEE SUMMER CONCERT 1,500.00
						Total : 1,500.00
134352	8/24/2023	10108	SAN DIEGO ASSOC OF GOVERNMENTS	AR175177		ARJIS JPA/CHARTER MEMBER AGE 52,559.53
						Total : 52,559.53
134353	8/24/2023	13061	SAN DIEGO HUMANE SOCIETY &	AUG-23	54472	ANIMAL CONTROL SERVICES 36,794.00
						Total : 36,794.00
134354	8/24/2023	13171	SC COMMERCIAL, LLC	2440422-IN	54395	DELIVERED FUEL 1,707.99
				2442960-IN	54395	DELIVERED FUEL 741.27
						Total : 2,449.26
134355	8/24/2023	12223	SITEONE LANDSCAPE SUPPLY LLC	132966586-001	54420	IRRIGATION PARTS 1,218.82
						Total : 1,218.82
134356	8/24/2023	10837	SOUTHWEST TRAFFIC SIGNAL	82684	54465	USA MARKOUTS 493.35
				82685	54465	TRAFFIC SIGNAL MISC. TASKS 1,000.71
				82686	54465	TRAFFIC SIGNAL MAINTENANCE 4,446.29
				82687	54465	TRAFFIC SIGNAL SERVICE CALLS 2,183.64
				82688	54447	USA MARKOUTS 1,380.00
						Total : 9,503.99
134357	8/24/2023	11403	ST. JOHN, LYNNE	09012023-78		MEADOWBROOK HARDSHIP PROC 118.37
						Total : 118.37
134358	8/24/2023	10217	STAPLES ADVANTAGE	3543497016	54335	FY 23/24 OFFICE SUPPLIES - FINAI 127.96

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134358	8/24/2023	10217 STAPLES ADVANTAGE	(Continued) 3543738990	54403	OFFICE SUPPLIES	266.47
Total :						394.43
134359	8/24/2023	10119 STEVEN SMITH LANDSCAPE INC	52240 52241 52242	54405 54451 54406	A1 LANDSCAPE SERVICES A 2 LANDSCAPE SERVICES A 3 LANDSCAPE SERVICES	57,843.51 21,413.45 13,047.55
Total :						92,304.51
134360	8/24/2023	10250 THE EAST COUNTY	00132740 00132919 00133292		PUBLIC NOTICE - SLEMSA FY23-24 PUBLIC NOTICE - SLEMSA FY23-24 NOTICE OF PUBLIC HEARING - PAI	70.00 98.00 210.00
Total :						378.00
134361	8/24/2023	14354 TRILOGY MEDWASTE WEST, LLC	1419331 1419332	54453 54453	BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL	158.33 158.33
Total :						316.66
134362	8/24/2023	10133 UNDERGROUND SERVICE ALERT	23-240403 720230701	54481 54481	DIG ALERT SERVICES - STATE FEE DIG ALERT - MONTHLY TICKETS	57.68 218.25
Total :						275.93
134363	8/24/2023	12480 UNITED SITE SERVICES	INV-01896860	54339	PORTABLE TOILET AND FENCE RE	311.08
Total :						311.08
134364	8/24/2023	11305 VELOCITY TRUCK CENTERS	RA290032361:01	54327 54327	EMERGENCY REPAIR OF UNIT #V1	3,016.32
Total :						3,016.32
134365	8/24/2023	10475 VERIZON WIRELESS	9941717132		CELL PHONE SERVICE	5,421.99
Total :						5,421.99
134366	8/24/2023	10411 WAYNE JR, HOWARD HENRY	106	54517	EQUIPMENT REPAIR	665.00
Total :						665.00
134367	8/24/2023	12501 WE GREEN SOUTHERN CA LLC	00546		REFUNDABLE DEPOSIT	131.83
Total :						131.83

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134368	8/24/2023	10136 WEST COAST ARBORISTS INC	202750 202751	54456 54456	URBAN FORESTRY MANAGEMENT URBAN FORESTRY MANAGEMENT	15,114.99 1,164.50 Total : 16,279.49
134369	8/24/2023	10537 WETMORE'S	06P65278	54457	VEHICLE REPAIR PART	927.96 Total : 927.96
134370	8/24/2023	14687 WEX BANK	91084130		FLEET CARD FUELING	16,174.48 Total : 16,174.48
56 Vouchers for bank code : ubgen						Bank total : 624,840.02
56 Vouchers in this report						Total vouchers : 624,840.02

Prepared by: Juoch
 Date: 8.24.23
 Approved by: [Signature]
 Date: 8/24/23

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08/21/2023 10:51:41AM

Payroll Processing Report
CITY OF SANTEE

8/3/2023 to 8/16/2023-2 Cycle b

EARNINGS SECTION				DEDUCTIONS SECTION				LEAVE SECTION				
Type	Hours/units	Rate	Amount Src	Plan	Base Wages	Deduction	Benefit/Cont	LvPlan	Accrued	Taken	Banked	Lost
				rhsabc	22,500.63	450.01						
				roth	66,089.11	7,332.68						
				sb-1		83.70						
				sb-3		72.39						
				sffa		3,444.54						
				sffapc		465.12						
				st1cs3	82,623.13	2,478.72	-2,478.72					
				st2cs3	13,813.04	414.40	-414.40					
				texlif		55.16						
				vaccpr		536.20						
				vaccpt		232.89						
				vcanpr		328.21						
				vcanpt		116.75						
				vgcipt		79.44						
				vision	10,368.12	554.88						
				voladd		31.19						
				voldis		234.94						
				vollif		236.14						
				vollpb			-238.05					
Grand Totals	16,590.00		679,552.02			239,777.37	81,755.25					

Gross:	679,552.02
Net:	439,774.65

<< No Errors / 17 Warnings >>

E Buller
8/22/23
PPE 8/16/23
Pay date 8/24/23

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08/24/2023 1:31:49PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

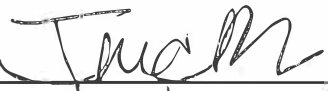

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134371	8/24/2023	12724 AMERICAN FIDELITY ASSURANCE	D627234		VOLUNTARY LIFE INS-AM FIDELITY	4,209.54
					Total :	4,209.54
134372	8/24/2023	12903 AMERICAN FIDELITY ASSURANCE CO	2216909B 2216910B		FLEXIBLE SPENDING ACCOUNT FLEXIBLE SPENDING ACCOUNT	2,568.03 2,568.03
					Total :	5,136.06
134373	8/24/2023	12722 FIDELITY SECURITY LIFE	165889079		EYEMED - VOLUNTARY VISION	1,181.91
					Total :	1,181.91
134374	8/24/2023	10508 LIFE INSURANCE COMPANY OF	August 2023		LIFE/LTD INSURANCE	3,022.01
					Total :	3,022.01
134375	8/24/2023	14452 MEDICAL AIR SERVICES ASSC, MASA	1614403		MEDICAL AIR TRANSPORT SVCS	182.00
					Total :	182.00
134376	8/24/2023	14458 METROPOLITAN LIFE INSURANCE	77903280-1		VOLUNTARY LEGAL	210.00
					Total :	210.00
134377	8/24/2023	10784 NATIONAL UNION FIRE INSURANCE	August 2023		VOLUNTARY AD&D	62.45
					Total :	62.45
134378	8/24/2023	10335 SAN DIEGO FIREFIGHTERS FEDERAL	August 2023		LONG TERM DISABILITY-SFFA	1,504.50
					Total :	1,504.50
134379	8/24/2023	10424 SANTEE FIREFIGHTERS	PPE 8/16/23		BATT CHIEF-STATION EXPENSE	4,052.46
					Total :	4,052.46
134380	8/24/2023	10776 STATE OF CALIFORNIA	PPE 8/16/23		WITHHOLDING ORDER	449.53
					Total :	449.53
134381	8/24/2023	10776 STATE OF CALIFORNIA	PPE 8/16/23		WITHHOLDING ORDER	225.23
					Total :	225.23
134382	8/24/2023	14467 TEXAS LIFE INSURANCE COMPANY	SM0F0UI20230814001		VOLUNTARY INS RIDERS	110.35
					Total :	110.35

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Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
134383	8/24/2023	10001 US BANK	PPE 8/16/23		PARS RETIREMENT	1,606.34	
						Total :	1,606.34
134384	8/24/2023	14600 WASHINGTON STATE SUPPORT	PPE 8/16/23		WITHHOLDING ORDER	751.84	
						Total :	751.84
14 Vouchers for bank code : ubgen						Bank total :	22,704.22
14 Vouchers in this report						Total vouchers :	22,704.22

Prepared by: 
Date: 8-24-23
Approved by: 
Date: 8-24-23

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08/24/2023 4:33:00PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
31661	8/24/2023	10956 FRANCHISE TAX BOARD	PPE 8/16/23		CA STATE TAX WITHHELD	30,755.73
					Total :	30,755.73
31676	8/24/2023	10955 DEPARTMENT OF THE TREASURY	PPE 8/16/23		FED WITHHOLD & MEDICARE	93,863.01
					Total :	93,863.01

2 Vouchers for bank code : ubgen

Bank total : 124,618.74

2 Vouchers in this report

Total vouchers : 124,618.74

Prepared by: J. M. [Signature]
Date: 8-24-23
Approved by: E. [Signature]
Date: 8-29-23

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08/25/2023 10:24:58AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6047910	8/25/2023	14704 457 MISSIONSQUARE	PPE 08/16/23		ICMA - 457	36,647.71
					Total :	36,647.71
6365345	8/25/2023	14705 RHS MISSIONSQUARE	PPE 8/16/23		RETIREE HSA	4,457.11
					Total :	4,457.11
2 Vouchers for bank code : ubgen						Bank total : 41,104.82
2 Vouchers in this report						Total vouchers : 41,104.82

Prepared by: *Juan M*
Date: 8-25-23
Approved by: *E. Bull*
Date: 8-29-23

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08/29/2023 7:39:38AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
8234	8/29/2023	10353 PERS	8 23 4		RETIREMENT PAYMENT	138,667.92
Total :						138,667.92

1 Vouchers for bank code : ubgen

Bank total : 138,667.92

1 Vouchers in this report

Total vouchers : 138,667.92

Prepared by: *Ima M*
Date: 8-29-23
Approved by: *E-Bull*
Date: 8/29/23

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08/30/2023 2:42:38PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134385	8/30/2023	13198 3-D ENTERPRISES, INC	7-CIP2022-40 7R-CIP2022-40	53769	TCCP FIELD UPGRADES CIP2022-4 RETENTION	46,814.52 -2,340.73 Total : 44,473.79
134386	8/30/2023	10033 CITY ELECTRIC SUPPLY COMPANY	STE/093258	54293	REPLACEMENT STREETLIGHT POI	13,504.17 Total : 13,504.17
134387	8/30/2023	14675 EAST COUNTY TRANSITIONAL	20230608C-ARPA	54247	ARPA - ECTLC SHELTER SERVICES	16,648.00 Total : 16,648.00
134388	8/30/2023	11196 HD SUPPLY FM	2023 Q1a		LOCATION AGMT PYMT 2023 Q1	526,500.71 Total : 526,500.71
134389	8/30/2023	14833 INTERWEST CONSULTING GROUP	05/2023 (May) 06/2023(JUNE)		SHARE OF FEES SHARE OF FEES	108,198.67 58,474.84 Total : 166,673.51
134390	8/30/2023	14893 JACKSON ENERGY	Ref000086334		DUPLICATE APPLICATION - REFUND	99.00 Total : 99.00
134391	8/30/2023	14955 RANSON CONSULTING	Ref000087513		DUPLICATE APPLICATION REFUND	99.00 Total : 99.00
7 Vouchers for bank code : ubgen						Bank total : 767,998.18
7 Vouchers in this report						Total vouchers : 767,998.18

Prepared by: Juan M

Date: 8/30/23

Approved by: [Signature]

Date: 8/30/23

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08/31/2023 8:45:43AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134392	8/31/2023	10003 A & B SAW & LAWNMOWER SHOP	80979	54344	EQUIPMENT REPAIR PARTS	538.75
			80996	54344	EQUIPMENT MAINTENANCE	83.00
			80999	54344	EQUIPMENT REPAIR PARTS	129.35
					Total :	751.10
134393	8/31/2023	14544 ANTON'S SERVICE INC	RR - CIP2022-44		RETENTION RELEASE	5,308.92
					Total :	5,308.92
134394	8/31/2023	10412 AT&T	301053963; SEPT23		MAST PARK	149.80
					Total :	149.80
134395	8/31/2023	10516 AWARDS BY NAVAJO	0823131	54351	NAMETAGS	71.12
					Total :	71.12
134396	8/31/2023	13292 BORDER RECAPING LLC	23-0096955-008	54413	TIRES	2,985.15
					Total :	2,985.15
134397	8/31/2023	10032 CINTAS CORPORATION 694	4163960032	54468	MISC SHOP RENTALS	70.13
			4164062958	54468	STATION SUPPLIES	50.42
					Total :	120.55
134398	8/31/2023	10979 CITY OF LA MESA	731		FINGERPRINTING	20.00
					Total :	20.00
134399	8/31/2023	12153 CORODATA RECORDS	RS4924932	54527	RECORD STORAGE, RETRIEVAL &	625.99
					Total :	625.99
134400	8/31/2023	11862 CORODATA SHREDDING INC	DN1422717		SECURE DESTRUCTION SERVICE	49.82
					Total :	49.82
134401	8/31/2023	10040 COUNTYWIDE MECHANICAL SYSTEMS	60304	54360	PLUMBING REPAIRS & RELATED M	4,704.00
			60305	54360	PLUMBING REPAIRS & RELATED M	982.42
			60306	54360	PLUMBING REPAIRS & RELATED M	878.25
			60307	54360	PLUMBING REPAIRS & RELATED M	341.72
			60308	54360	PLUMBING REPAIRS & RELATED M	486.72
			60309	54360	PLUMBING REPAIRS & RELATED M	2,116.88
			60310	54360	PLUMBING REPAIRS & RELATED M	2,116.88

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08/31/2023 8:45:43AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134401	8/31/2023	10040 COUNTYWIDE MECHANICAL SYSTEMS	(Continued) 60311	54360	PLUMBING REPAIRS & RELATED M	3,008.08
					Total :	14,634.95
134402	8/31/2023	10333 COX COMMUNICATIONS	063453006; AUG23 064114701; AUG23 112256001; AUG23		9534 VIA ZAPADOR 8115 ARLETTE ST 9130 CARLTON OAKS DR	95.60 194.14 94.89
					Total :	384.63
134403	8/31/2023	14811 DIGITECH COMPUTER LLC	60003886	54504	SLEMSA BILLING CONTRACT SERV	31,943.02
					Total :	31,943.02
134404	8/31/2023	14926 EAGLES POINT SECURITY INC	15892	54366	SPECIAL EVENT SECURITY	840.00
					Total :	840.00
134405	8/31/2023	12271 FERNO WASHINGTON INC	924934	54430	EQUIPMENT REPAIR PARTS	2,354.34
					Total :	2,354.34
134406	8/31/2023	12760 FOCUS PSYCHOLOGICAL	SANTEE2023-7	54470	PSYCHOLOGICAL SERVICES	800.00
					Total :	800.00
134407	8/31/2023	13072 GOVERNMENT TRAINING AGENCY	17168		CCPA CONSORTIUM FEES	1,764.00
					Total :	1,764.00
134408	8/31/2023	10144 HDL COREN & CONE	SIN030413		FY 22/23 ACFR STATISTICAL PKG	695.00
					Total :	695.00
134409	8/31/2023	10073 HODGE PRODUCTS INC	0507820-IN		PADLOCKS	660.99
					Total :	660.99
134410	8/31/2023	10256 HOME DEPOT CREDIT SERVICES	7163385	54416	STATION SUPPLIES	267.74
					Total :	267.74
134411	8/31/2023	10997 LAKESIDE FIRE PROTECTION	254	54434	SOFTWARE MAINTENANCE	750.00
					Total :	750.00
134412	8/31/2023	14373 LINDE, ALEXANDRE	08082023		EMPLOYEE REIMBURSEMENT	250.00

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08/31/2023 8:45:43AM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134412	8/31/2023	14373 14373 LINDE, ALEXANDRE	(Continued)			Total : 250.00
134413	8/31/2023	10446 PLAY-WELL TEKNOLOGIES	23775		INSTRUCTOR PAYMENT	5,175.00
						Total : 5,175.00
134414	8/31/2023	14998 QUINTERO, SARA	2004764.001		REFUND OF PARK RESERVATION F	179.00
						Total : 179.00
134415	8/31/2023	14539 ROGERS ANDERSON MALODY & SCOTT	73301	54466	FY 2022-23 AUDIT SERVICES	5,400.00
						Total : 5,400.00
134416	8/31/2023	15002 SAL'S BARBER	Ref000089280		PAYMENT APPLIED TO WRONG AC	110.00
						Total : 110.00
134417	8/31/2023	10407 SAN DIEGO GAS & ELECTRIC	34223805628; AUG23 43940205509; AUG23 79900685777; AUG23		ROW / MEDIANS (GAS) LMD BALLFIELDS; FACILITIES; PARKS	268.74 2,610.34 26,086.56
						Total : 28,965.64
134418	8/31/2023	13171 SC COMMERCIAL, LLC	2446083-IN 2448920-IN	54395 54395	DELIVERED FUEL DELIVERED FUEL	288.15 730.60
						Total : 1,018.75
134419	8/31/2023	10110 SECTRAN SECURITY INC	23080570	54445	FY 23/24 ARMORED CAR TRANSPC	155.84
						Total : 155.84
134420	8/31/2023	14797 SEDANO FORD OF LM INC	20459443	54446	VEHICLE REPAIR PART	15.16
						Total : 15.16
134421	8/31/2023	13206 SHARP BUSINESS SYSTEMS	9004445783	54519	SHARP MAINT/COPIES 8/2023	932.80
						Total : 932.80
134422	8/31/2023	14988 SILEBI, ALBERTO	62		SANTEE SUMMER CONCERT	1,000.00
						Total : 1,000.00
134423	8/31/2023	12223 SITEONE LANDSCAPE SUPPLY LLC	132887870-001	54420	IRRIGATION PARTS	1,541.63
						Total : 1,541.63

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08/31/2023 8:45:43AM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134424	8/31/2023	10027 STATE OF CALIFORNIA	673163		FINGERPRINTING SERVICES	32.00
					Total :	32.00
134425	8/31/2023	10250 THE EAST COUNTY	00133114		SLEMSA AD - RESOLUTION 071-20:	763.00
					Total :	763.00
34 Vouchers for bank code : ubgen						Bank total : 110,715.94
34 Vouchers in this report						Total vouchers : 110,715.94

Prepared by: Juan M
 Date: 8/31/23
 Approved by: [Signature]
 Date: 8/31/23

vchlist
08/31/2023 4:16:03PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134426	8/31/2023	10001 US BANK	00287		ANNUAL MEMBERSHIP DUES	150.00
			004156		MEETING SUPPLIES	11.49
			0074-7834-4		OFFICE EQUIP. CLEANING SUPPLI	25.31
			012269		ANNUAL MUSIC LICENSING	1,104.00
			015620		OFFICE SUPPLIES	54.93
			018216		COMPUTER SUPPLIES	16.10
			025256		CAMP BELMONT PARK TICKETS	160.00
			027781		SUPPLIES FOR INTERGENERATIOI	48.20
			02796		MATERIALS & SUPPLIES	84.72
			031		SANTEE SALUTES SUPPLIES	75.50
			034684		SANTEE SALUTES SUPPLIES	25.56
			036288		STATION SUPPLIES	863.32
			037318		CONCERT SUPPLIES	16.11
			0397869		BUILDING SUPPLIES	48.80
			044445		TEEN CENTER SUPPLIES	44.98
			045809		SENIOR PROGRAM SUPPLIES	19.99
			048292		DAY CAMP SUPPIES	91.13
			051925		PRINTING	169.81
			052375		DAY CAMP FIELD TRIP	1,200.00
			053656		STATION SUPPLIES	9.47
			056064		COMPUTER SUPPLIES	27.76
			057476		OFFICE SUPPLIES	4.29
			057666		MATERIALS & SUPPLIES	67.02
			0614699		MATERIALS & SUPPLIES	15.04
			067495		DAY CAMP SUPPLIES	69.34
			069381		FOUNTAIN MAINTENANCE SUPPLII	20.81
			07022023		SQUARE MARKETING	90.00
			07122023		ANNUAL MEMBERSHIP DUES	50.00
			071523		EQUIPMENT REPAIR	2,649.40
			072439		PARKING SESAME PLACE FIELD TI	30.00
			076127		PARKING SESAME PLACE FIELD TI	30.00
			084808		SPECIAL EVENTS WATER BALLOO	30.16
			099543		DAY CAMP SUPPLIES	141.37
			1111461		ENGINEERING SUPPLIES	23.58
			11210941		SIGNS	64.57
			11286543		PARK KIOSK SIGNS	122.46

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08/31/2023 4:16:03PM

Voucher List
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134426	8/31/2023	10001 US BANK	(Continued)			
			11319348		PARK PARKING SIGNS	236.71
			11343696		PARK PARKING SIGNS	223.01
			11495099		MEETING DUES	30.00
			1160247		TRANING MANUALS	372.08
			1160247-B		TRAINING MANUALS	186.04
			1631446		MATERIALS & SUPPLIES	120.18
			17		CONCERT SUPPLIES	22.60
			1803428		FITNESS EQUIPMENT	75.41
			19502		SENIOR PROGRAM SUPPLIES	45.70
			19529846		EQUIPMENT REPAIR	343.69
			1EMYM		PURCHASE OF PEACHJAR CREDIT	810.00
			2022726		GRAFFITI REMOVAL	39.72
			208826086		MMASC CONFERENCE REGISTRA	550.00
			228683		DAY CAMP FIELD TRIP	510.00
			23		CONCERT SUPPLIES	22.60
			2325042		MATERIALS & SUPPLIES	73.47
			2419417		OFFICE SUPPLIES	71.64
			2443		CAMP SESAME PLACE TICKETS	449.85
			2513899		MATERIALS & SUPPLIES	246.75
			26		CONCERT SUPPLIES	22.60
			2714635		OFFICE SUPPLIES	64.84
			27809246		BREWS & BITES FLYERS	43.49
			29359		DAY CAMP SUPPLIES	32.72
			2948M1		ANNUAL MEMBERSHIP DUES	292.00
			302801		CLEANING SERVICES	80.00
			3149		ANNUAL MEMBERSHIP DUES	150.00
			31494		ANNUAL MUSIC LICENSE	839.00
			32010		SENIOR PROGRAM SUPPLIES	96.85
			33691		BUILDING MEMBERSHIP RENEWAI	150.00
			357936		TRAINING MANUALS	121.59
			3614390		MATERIALS & SUPPLIES	51.63
			3619461		MATERIALS & SUPPLIES	31.24
			3882		STAFF/JR LEADER CPR TRAINING	318.50
			3909021		SPECIAL EVENT SUPPLIES	38.76
			3932218		OFFICE SUPPLIES	93.11
			409714		TRANSPORTATION CHARGE	15.68

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08/31/2023 4:16:03PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134426	8/31/2023	10001 US BANK	(Continued)			
			4205059		CONCERT SUPPLIES	190.77
			4608474		MATERIALS & SUPPLIES	51.95
			465015		ICSC MEMBERSHIP - MARKETING	125.00
			487150		SENIOR PROGRAM SUPPLIES	17.97
			4905036		TRAINING MANUALS	633.18
			4CDK5F-1		LEAGUE OF CA CITIES CONFEREN	25.00
			4CDK5F-2		LEAGUE OF CA CITIES CONFEREN	25.00
			4CDK5F-3		LEAGUE OF CA CITIES CONFEREN	232.95
			5344244		SANTEE SALUTES EVENT SUPPLIE	53.86
			5399442		OFFICE SUPPLIES	29.43
			6		CONCERT SUPPLIES	30.13
			6102618		TRAINING MANUALS	383.52
			6120222		MATERIALS & SUPPLIES MATERIALS &	589.37
			6120222R		SUPPLIES - REFUND MATERIALS &	-42.29
			6235447		SUPPLIES	64.94
			6278664		EVENT CANOPY COVER	54.49
			63092		STATION SUPPLIES	14.51
			6568261		MATERIALS & SUPPLIES	40.13
			6624243		VEHICLE REPAIR PART DEPARTMENT	25.70
			6685027		SUPPLIES	18.31
			675614		ANNUAL MUSIC LICENSE	870.00
			6895422		SAFETY APPAREL	261.98
			7503446		WELLNESS EVENT SUPPLIES	149.80
			7688246		OFFICE SUPPLIES	12.90
			7708		EVENT STAFF LUNCH	172.18
			7894635-1		OFFICE SUPPLIES	17.39
			7894635-2		MEETING SUPPLIES	23.98
			8137016		AMAZON	59.89
			8202627		EQUIPMENT SUPPLIES	24.76
			8523157		FIELD LINING PAINT	64.52
			8524593		MATERIALS & SUPPLIES	107.71
			8597017		OFFICE SUPPLIES	28.72
			8607939		CONCERT SUPPLIES	46.85
			8613909		MATERIALS & SUPPLIES MATERIALS &	46.95
			8664216		SUPPLIES	48.23
			88987		DAY CAMP SUPPLIES	876.53

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08/31/2023 4:16:03PM

Voucher List
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
134426	8/31/2023	10001 US BANK	(Continued)			
			9298622		MISC OFFICE SUPPLIES	59.22
			93289		MATERIALS & SUPPLIES	83.92
			9391468		OFFICE SUPPLIES	45.92
			9526852		GENERAL EVENT SUPPLIES	81.79
			9789828		OFFICE SUPPLIES	21.41
			9977040		MATERIALS AND SUPPLIES	43.39
			INV-04773-F1G3Z3		LEAGUE OF CA CITIES CONFEREN	825.00
			KM28594		COMPUTER SUPPLIES	714.70
			KQ03547		COMPUTER SUPPLIES	309.85
			ORD11584239		MATERIALS & SUPPLIES	170.71
			PJJYX209E		TRAINING MANUALS	201.31
			S61091		EQUIPMENT REPAIR PARTS	1,043.79
			SDCFPOA1959		ANNUAL MEMBERSHIP DUES	150.00
			SO46243604		SANTEE SALUTES EQUIPMENT RE	554.81
			WPR9048804		FOUNTAIN MAINTENANCE SUPPLII	69.34

Total : 24,278.15

1 Vouchers for bank code : ubgen

Bank total : 24,278.15

1 Vouchers in this report

Total vouchers : 24,278.15

Prepared by: Juan
Date: 8-31-23

Approved by: [Signature]
Date: 8/31/23

PyBatch
09/01/2023 8:28:07AM

Payroll Processing Report
CITY OF SANTEE
9/1/2023 to 9/30/2023-1 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
Grand Totals					Employees: 31								
reth			5,642.00		catax	5,642.00	46.00						
					fedtax	5,642.00	211.00						
Grand Totals	0.00		5,642.00				257.00	0.00					

Gross:	5,642.00
Net:	5,385.00

<< No Errors / No Warnings >>

EB
9/1/23
Paxdate 9/1/23
PPE 9/30/23

MEETING DATE September 13, 2023

ITEM TITLE REJECTION OF CLAIMS AGAINST THE CITY BY JAMES MAILLY,
LAURA TAYLOR AND CARI MCCORMICK

DIRECTOR/DEPARTMENT Rida Freeman, Director of Human Resources 

SUMMARY

James Maily:

A claim was filed against the City of Santee by James Maily on July 10, 2023. The claimant alleges that on June 14, 2023, he struck a pothole while traveling near 9423 Halberns Blvd., resulting in property damage to his vehicle. City staff confirmed that there is no 9423 Halberns Blvd, however, there is a 9423 Carlton Oaks Drive. City Staff has confirmed that the City had no notice of the condition of the roadway prior to the claim filing. Therefore, the City is not liable for the condition of the roadway.

Laura Taylor:

A claim was filed against the City of Santee by Laura Taylor on March 13, 2023. The claimant states that on November 13, 2022, she was walking and tripped over a piece of wood on the sidewalk at the corner of Second Street and Castaic.

The City has no liability as the alleged incident involved work performed by a City contractor, PAL General Engineering.

Cari McCormick:

Cari McCormick, through her attorney, Aiman-Smith & Marcy Professional Corporation, is seeking to pursue a class action against all CalPERS members, including the City. The attempted class action alleges discrimination based on a difference in the calculation of disability retirement benefits for those who were under 40 or over 40 when they first became CalPERS members. Ms. McCormick filed a claim against the City on July 17, 2023. The claim alleges that the City may have employed one or more members of the proposed plaintiff class. On August 7, 2023, the City sent to Ms. McCormick's attorneys a Notice of Insufficiency explaining that the letter failed to state a claim. Ms. McCormick's attorneys have continued to pursue the claim. The City has no liability under the claim and therefore staff recommends rejection.

These claims have been reviewed by the City's Director of Human Resources, the City Attorney, and the City's third-party administrator, George Hills, prior to bringing them forward for consideration. The Director of Human Resources recommends the claims be rejected as provided in Government Code Section 913.

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

FINANCIAL STATEMENT 



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

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Reject claims per Government Code Section 913

ATTACHMENT


None

MEETING DATE

September 13, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, REJECTING A BID PROTEST AND AWARDING THE CONSTRUCTION CONTRACT FOR THE CITY HALL PAINTING AND WOOD REPAIRS (CIP 2023-34) PROJECT TO PERFECTION PAINTING CORP. AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE CEQA GUIDELINES SECTION 15301 (c)

DIRECTOR/DEPARTMENT

Carl Schmitz, Engineering 

SUMMARY

Staff recommends the City Council award the construction contract for the City Hall Painting and Wood Repairs (CIP 2023-34) Project to Perfection Painting Corp. in the amount of \$228,350.00. This Project will repair and replace deteriorated wood and siding and paint City Hall Buildings 1-8 including hand rails, parking lot light poles, and other miscellaneous items located at City Hall. The attached project map identifies the scope of work as part of this contract.

In compliance with the City’s purchasing ordinance, Santee Municipal Code Section 3.24.100, City staff administered a formal bid process on August 4, 2023. On August 31, 2023 the City Clerk publicly opened and examined six sealed bids. Upon review of the submitted bids, the lowest responsive and responsible bid was submitted by Perfection Painting Corp. in the amount of \$228,350.00. The bid submitted by Perfection Painting Corp. is 30.8% lower than the Engineer’s construction estimate of \$330,000.00.

A bid protest was submitted on August 31, 2023 by Optimus Building Company stating that the low bid submitted by Perfection Painting Corp. is non-responsive because Perfection Painting Corp. does not hold the required contractor’s license to self-perform the wood repair and replacement work and failed to list a subcontractor who has the required contractor’s license to perform the wood repair and replacement work. A specialty contractor is permitted to work outside of his or her particular specialty classification in order to complete work that is “incidental and supplemental” to that which he or she is licensed to perform. (Bus. & Prof. Code § 7059.) Work is “incidental and supplemental” if it is essential to accomplish the work for which the specialty contractor is classified. (Cal. Code Regs., tit. 16, § 831.) Staff and the City Attorney’s Office have determined that the wood repair and replacement work for this project is “incidental and supplemental” to the painting work, for which Perfection Painting Corp. is licensed. This means that Perfection Painting Corp. is permitted to self-perform the work. Therefore, the bid protest submitted by Optimus Building Company has been determined to be without merit and Staff recommends City Council reject the bid protest.

Staff also requests authorization for the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$34,253.00 (15% of the contract price) for unforeseen items and additional work associated with the Project.

ENVIRONMENTAL REVIEW

This action is categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

FINANCIAL STATEMENT *KS*

Funding for this project is included in the Adopted FY2024-2028 Capital Improvement Program budget as part of the City Hall Improvements project.

Bidding and Advertisement	\$ 1,500.00
Construction Contract	228,350.00
Construction Change Orders	<u>34,253.00</u>
Total Anticipated Project Cost	<u>\$ 264,103.00</u>

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Adopt the Resolution:

1. Rejecting the bid protest submitted by Optimus Building Company; and
2. Awarding the construction contract for the City Hall Painting and Wood Repairs (CIP 2023-34) Project to Perfection Painting Corp. for a total amount of \$228,350.00; and
3. Authorizing the City Manager to execute all necessary documents to execute the contract on behalf of the City; and
4. Authorizing the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$34,253,00; and
5. Determining this action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301(c), Existing Facilities, of the CEQA Guidelines.

ATTACHMENTS

Resolution
Bid Summary Chart
Project Map

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
REJECTING A BID PROTEST AND AWARDING THE CONSTRUCTION CONTRACT
FOR THE CITY HALL PAINTING AND WOOD REPAIRS (CIP 2023-34) PROJECT TO
PERFECTION PAINTING CORP. AND DETERMINING THE PROJECT IS
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE CEQA
GUIDELINES SECTION 15301 (c)**

WHEREAS, on August 4, 2023, City staff administered a formal bid process in compliance with Santee Municipal Code Section 3.24.100; and

WHEREAS, the City Clerk, on August 31, 2023, publicly opened and examined sealed bids for the City Hall Painting and Wood Repairs (CIP 2023-34) Project (“Project”); and

WHEREAS, the lowest received bid was submitted by Perfection Painting Corp. in the amount of \$228,350.00; and

WHEREAS, a bid protest was received from Optimus Building Company stating that the low bid submitted by Perfection Painting Corp is non-responsive because Perfection Painting Corp. does not hold the required contractor’s license to self-perform the wood replacement work and failed to list a subcontractor who has the required contractor’s license to perform the wood replacement work as required in the contract; and

WHEREAS, a specialty contractor is permitted to work outside of his or her particular specialty classification in order to complete work that is “incidental and supplemental” to that which he or she is licensed to perform. (Bus. & Prof. Code § 7059.) Work is “incidental and supplemental” if it is essential to accomplish the work for which the specialty contractor is classified (Cal. Code Regs., tit. 16, § 831); and

WHEREAS, Staff and the City Attorney’s office have determined that the wood repair and replacement work for this project is “incidental and supplemental” to the painting work for which Perfection Painting Corp. is licensed, meaning that Perfection Painting Corp. is authorized to self-perform the work; and

WHEREAS, the bid protest submitted by Optimus Building Company has been determined to be without merit and Staff recommends City Council reject the bid protest; and

WHEREAS, in accordance with Santee Municipal Code section 3.24.100(E), staff has determined that the bid submitted by Perfection Painting Corp. conforms in all material respects to the requirements set forth in the invitation for bids; and

WHEREAS, Perfection Painting Corp. was found to be the lowest responsive and responsible bidder with a total bid amount of \$228,350.00; and

WHEREAS, staff recommends awarding the construction contract for the Project to Perfection Painting Corp. in the amount of \$228,350.00; and

WHEREAS, staff requests authorization for the Director of Engineering/City Engineer

RESOLUTION NO. _____

to approve change orders in a total amount not to exceed \$34,253.00 for unforeseen items and additional work associated with the Project; and

WHEREAS, the project is categorically exempt from environmental review pursuant to Section 15301(c) of the State CEQA Guidelines.

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

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

SECTION 2: The bid protest submitted by Optimus Building Company has been determined to be without merit and is hereby rejected.

SECTION 3: The construction contract for the City Hall Painting and Wood Repairs (CIP 2023-34) Project is awarded to Perfection Painting Corp as the lowest responsive and responsible bidder in the amount of \$228,350.00, and the City Manager is authorized to execute all necessary documents to execute the contract on behalf of the City.

SECTION 4: The Director of Engineering/City Engineer is authorized to approve change orders in an amount not to exceed \$34,253.00 for unforeseen items and additional work associated with the Project.

SECTION 5: The project is categorically exempt from environmental review under State CEQA Guidelines Section 15301(c), Existing Facilities.

SECTION 6: The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Santee City Hall, 10601 Magnolia Avenue, Santee, CA 92071. The City Clerk is the custodian of record of those proceedings.

SECTION 7: This Resolution shall take effect immediately upon its passage.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 13th day of September, 2023 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

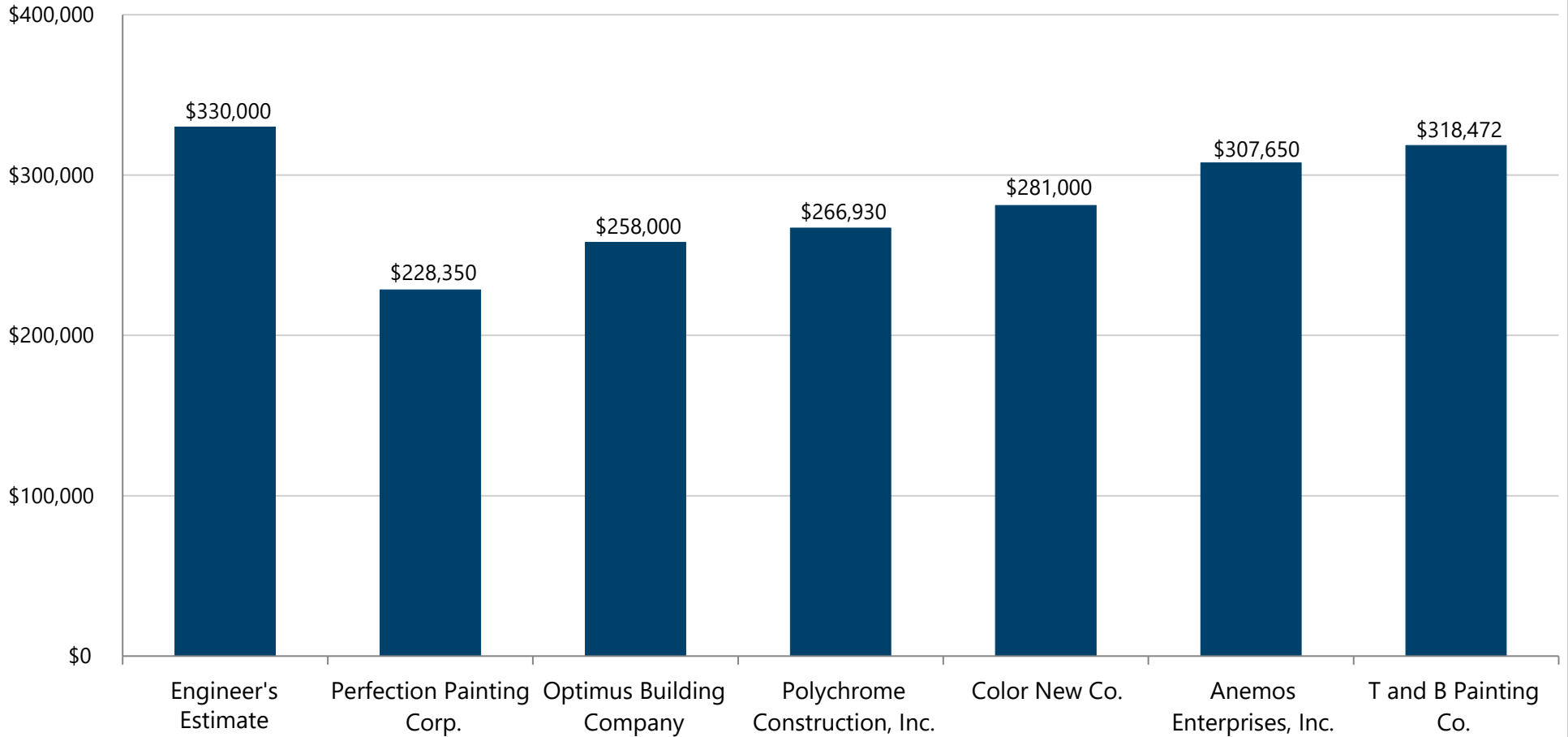
APPROVED:

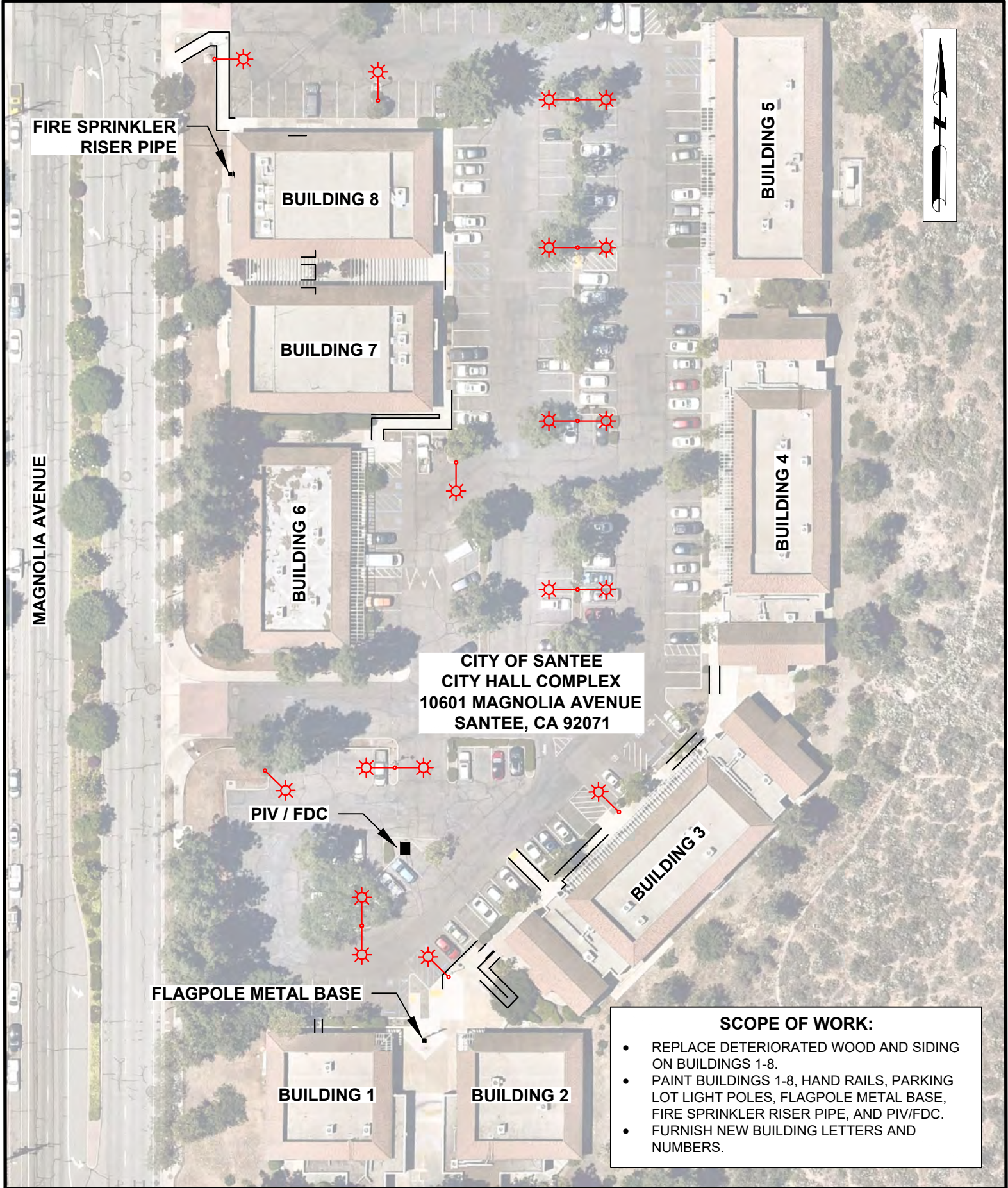
JOHN W. MINTO, MAYOR

ATTEST:


ANNETTE ORTIZ, CMC, CITY CLERK

City Hall Painting and Wood Repairs CIP 2023-34






PROJECT MAP

PARKING LOT LIGHT POLES 
 HAND RAILS —

MEETING DATE September 13, 2023

ITEM TITLE RESOLUTION APPROVING THE APPROPRIATION OF \$34,410 TO THE CODE ENFORCEMENT DEPARTMENT BUDGET FOR THE ABATEMENT OF A STRUCTURE AT 7953 RANCHO FANITA DRIVE APN: 386-133-06-00.

DIRECTOR/DEPARTMENT Aaron Sturm, Planning & Building Department 

SUMMARY

A structure fire occurred at 7953 Rancho Fanita Drive ("Property") on November 6, 2021, causing significant damage to a dwelling on the Property. The City received citizen complaints about the condition of the Property and entry by youths. The City's Code Enforcement staff made several attempts to contact ownership and remedy the complaints. On January 20, 2022, in accordance with Santee Municipal Code Section 1.10.040, the City declared the Property a public nuisance and ordered the Owner to repair the nuisance conditions by February 22, 2022. Due to the lack of action by ownership, an inspection warrant was obtained on April 28, 2023 to document the conditions of the structure and grounds. The City's Code Enforcement staff recommended to move forward with nuisance abatement proceedings. On July 21, 2023, and pursuant to Santee Municipal Code Sections 1.10.060 and 1.10.070, the City Attorney's Office issued a Notice of Intent to Abate and requested Ownership's voluntary consent to abate. Ownership has not contacted the City since the posting. This request to City Council is to secure funds to demolish the structure and remove any attractive nuisances from the Property. The estimate for the demolition of the structure (leaving the foundation), and removal of debris on the Property is \$34,410.00. The City Attorney will secure a lien on the Property for repayment. If funds for the abatement are approved, the City Attorney will seek a court-issued warrant to abate the nuisance conditions on the Property. The City's Code Enforcement staff have been in communication with potential contractors who have stated they can begin abatement in October 2023.

FINANCIAL STATEMENT 

Funding of \$34,410 for the public nuisance abatement will be provided by the General Fund Reserves and appropriated to the Code Enforcement Fiscal Year 2023-24 Operating Budget.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION 

Adopt the attached Resolution approving an appropriation of \$34,410 to the Code Enforcement Operating Budget from General Fund reserves.

ATTACHMENT

Resolution
Staff Report
Court Filing and Inspection Reports



RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, APPROVING THE APPROPRIATION OF \$34,410 TO THE CODE
ENFORCEMENT OPERATING BUDGET FOR THE ABATEMENT OF A STRUCTURE
AT 7953 RANCHO FANITA DRIVE APN: 386-133-06-00**

WHEREAS, a structure fire occurred at 7953 Rancho Fanita Drive (“Property”) on November 6, 2021, causing significant damage to a dwelling on the Property; and

WHEREAS, the City received citizen complaints about the condition of the Property and entry by youths, and the City’s Code Enforcement staff made several attempts to contact ownership and remedy the complaints; and

WHEREAS, on January 20, 2022, in accordance with Santee Municipal Code Section 1.10.040, the City declared the Property a public nuisance and ordered the Owner to repair the nuisance conditions by February 22, 2022; and

WHEREAS, due to the lack of action by ownership, an inspection warrant was obtained on April 28, 2023 to document the conditions of the structure and grounds. The City’s Code Enforcement staff recommended that the City move forward with nuisance abatement proceedings; and

WHEREAS, on July 21, 2023, pursuant to Santee Municipal Code Sections 1.10.060 and 1.10.070, a Notice of Intent to Abate was posted at the Property requesting the owner’s voluntary consent to abate the nuisance, and

WHEREAS, City Code Enforcement staff has repeatedly attempted to contact the owner to abate the nuisance since it was deemed a public nuisance on January 20, 2022 in accordance with Santee Municipal Code Section 1.10.040; and

WHEREAS, the ownership is not responsive to the requests by the City’s Code Enforcement staff and therefore, staff recommends the abatement by the City of the nuisance; and

WHEREAS, City staff now requests the appropriation of City funds in the amount of \$34,410 from General Fund reserves to demolish the structures and remove any attractive nuisance from the Property;

WHEREAS, upon approval of funds for the abatement of nuisance conditions and upon selection of a contractor to complete the abatement, the City Attorney will seek a court-issued abatement warrant to demolish the structures and remove any attractive nuisance from the Property; and

WHEREAS, the City Attorney’s Office will secure a lien on the Property for repayment.

RESOLUTION NO. _____

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

Section 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

Section 2. The appropriation of \$34,410 to the Code Enforcement Operating Budget from General Fund reserves for the abatement of a structure at 7953 Rancho Fanita Drive APN: 386-133-06-00 is hereby approved.

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.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 13th day of September, 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

STAFF REPORT

RESOLUTION APPROVING THE APPROPRIATION OF \$34,410 TO THE CODE ENFORCEMENT DEPARTMENT BUDGET FOR THE ABATEMENT OF A STRUCTURE AT 7953 RANCHO FANITA DRIVE APN: 386-133-06-00.

CITY COUNCIL MEETING September 13, 2023

A. INTRODUCTION:

A structure fire occurred at 7953 Rancho Fanita Drive (“Property”) on November 6, 2021, causing significant damage to a dwelling on the Property. The City received citizen complaints about the condition of the Property and entry by youths. The City’s Code Enforcement staff has made several attempts to contact ownership and request action to remedy the violations. On January 20, 2022, in accordance with Santee Municipal Code Section 1.10.040, the City declared the Property a public nuisance and ordered the Owner to repair the nuisance conditions by February 22, 2022. Due to the lack of action by ownership, an inspection warrant was obtained on April 28, 2023 to document the conditions of the structure and grounds. The City’s Code Enforcement Officer recommended moving forward with nuisance abatement proceedings. On July 21, 2023, and pursuant to Santee Municipal Code Sections 1.10.060 and 1.10.070, the City Attorney’s Office issued a Notice of Intent to Abate and requested ownership’s voluntary consent to abate. Ownership has not responded to the City since the posting and mailing of the notices. This request to City Council is to secure funds to demolish the structure and remove any attractive nuisances from the Property. The estimate for the demolition of the structure (leaving the foundation), and removal of debris on the Property is \$34,410.00. Upon approval of funds and selection of a contractor to complete the abatement, the City Attorney will seek a court-issued warrant authorizing the abatement of nuisance conditions. The City Attorney will secure a lien on the Property for repayment.

B. BACKGROUND:

Code Enforcement Division is tasked with resolving citizen complaints related to violations of State and Local Codes. Complaints are investigated, facts are gathered and decisions are made by the Code Enforcement Officer as to whether a violation exists. The Code Enforcement Staff will notify the property owner of violations and work with the owner to resolve them. Staff’s goal is to resolve matters without using the citation process. The Code Enforcement Staff works with the property owner by providing an explanation of the violations, code citations, and discussing a method to resolve the violations.

C. DISCUSSION:

When a site is investigated and found to have a structure at a level of significant disrepair and posing a health and safety risk to the community, the City’s Code Enforcement staff uses the abatement process to resolve the situation. Demolition is pursued only after all other options have been exhausted and there is no other way to eliminate the public health and safety risk.

The structure at the Property has several roof openings created during the firefighting operations in 2021. Since that event, water has been entering the structure creating wet and warm conditions for organic matter to grow. The openings allow pests and individuals not authorized to be on the property, to enter the building. Neighboring residents have observed persons entering the building. The current condition of the Property would require extensive and costly repairs to be brought up to Code. The dwelling on the Property was boarded up a year ago by the lien holder. The lien holder is not in a position to repair the structure. Code Enforcement staff has monitored the home over the years and responded to reports by neighbors of unauthorized entries. The lien holder has been slow to repair damaged boards and entry points.

On July 21, 2023 a Notice of Intent to Abate was posted requesting the owner’s consent to voluntarily abate the nuisance. The owner has not responded. The lien holder maintains repair or demolition is not within their legal authority. The City is now left with no other option but to process the abatement of the nuisance. This demolition program is intended to remove only those portions of structure needed to abate the nuisance; the foundation, driveway, steps, fences and retaining wall are being left in place. These funds requested to be appropriated would be used to clear the lot of the structure, sheds, debris and weeds. City Council consideration and action is needed to move forward with the abatement.

D. CEQA ANALYSIS

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

E. STAFF RECOMMENDATION:

Adopt the attached Resolution approving the appropriation of \$34,410 to the Code Enforcement Department budget from the General Fund reserves for the abatement of a structure at 7953 Rancho Fanita Drive APN: 386-133-06-00.

Proposal

WHILLOCK CONTRACTING, INC.

License No. 572217 DIR #: 1000001767
 P.O. Box 2322
 La Mesa, CA 91943-2322
 (619) 579-0700 Fax (619) 579-0955

SBE Certified

PROPOSAL SUBMITTED TO City of Santee	PHONE 619-258-4100	DATE 8/17/2023
STREET 7953 Rancho Fanita Dr.	JOB NAME Rancho Fanita Dr. / City of Santee – Demolition	
CITY, STATE AND ZIP CODE Santee, CA	JOB LOCATION 7953 Rancho Fanita Dr. Santee, CA 92107	
ARCHITECT N/A	DATE OF PLANS N/A	JOB PHONE N/A

We hereby submit specifications and estimates for:

DEMOLITION: per existing conditions **\$29,241.00**
 Removal and disposal of building trash, brick and capping of sewer.

ASBESTOS SURVEY: **\$1,200.00**
 Conduct asbestos survey by an EPA approved building inspector.

SWPPP: **\$3,968.00**
 Installation of 400 LF of fiber rolls.

STIPULATION:
 Water to be supplied on site and paid by others

EXCLUSIONS:
 SWPPP
 Export of subcontractor spoils
 Traffic control
 Removal of concrete foundations, retaining / keystone walls, driveway and hardscape site.
 Removal / relocation of landscape and trees / electrical boxes / power poles
 Offsite work
 Buried debris
 Utilities

In the event a suit is instituted to collect the contract price, **City of Santee**, agrees to pay Whillock Contracting, Inc.'s reasonable attorney's fees and all court cost. Any sums due and not paid shall bear interest at the maximum rate permitted by law, compounded annually until paid, also collection agency fees. Excluded by this proposal unless otherwise specified in writing are: Waiver of subrogation, backfilling, blasting, rock moving, import, export, material processing, planting, dewatering, erosion control, traffic control, re-compaction, engineering, soils engineering, staking, bonds, permits, footings extending 18 inches below surface, removal of any subsurface material, shoring, demolition and removal of materials attached to adjoining buildings or structures, any hazardous waste (including surveys), or any unknown conditions. Whillock Contracting, Inc. is not responsible for damage to offsite or onsite for ingress or egress. All salvage rights retained by Whillock Contracting, Inc.

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs shall, at the election of the Whillock Contracting, Inc., be executed only whether written or oral, shall become an extra charge over and above the estimate. All estimates are based upon the grading plans, topographical maps, and soils reports submitted to us on, N/A, which the owner warrants to be accurate.

We propose hereby to complete in accordance with above specifications, for the sum of:

Thirty-Four Thousand Four Hundred Nine and no/100*****dollars (\$34,409.00***)

Payment to be made as follows:

Billed on the first, paid on the fifteenth, billed on the fifteenth, paid on the first, anytime job stopped, paid to date. Paid on completion.

One signing this Proposal is responsible for accurate Preliminary information, to be given at time of signing.

Authorized Signature _____

Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O Box 26000, Sacramento, CA 95826.

Note: This proposal may be withdrawn by us if not accepted within 3 days.

Acceptance of Proposal - The above price specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____



COPY

orig. - certified
copy - regular
7/21/23

PLANNING & BUILDING DEPARTMENT
CODE COMPLIANCE DIVISION

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

NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

July 21, 2023

Nicholas G. Davis-Oris
2000 Montego Avenue, Unit 9
Escondido, CA 92026

Nicholas G. Davis-Oris
7953 Rancho Fanita Drive
Santee, CA 92071

Subject: Notice of Intent to Abate Public Nuisance at 7953 Rancho Fanita Drive, Santee CA

Dear Nicholas G. Davis-Oris:

On January 22, 2022, in accordance with Santee Municipal Code ("SMC") section 1.10.040, the Development Services Department declared the property at 7953 Rancho Fanita Drive, APN 386-133-06-00 ("Subject Property") a nuisance. In particular, it declared the following nuisance conditions:

- (1) California Health and Safety Code section 17920.3, Substandard building.
- (2) California Health and Safety Code section 17980.6, Notice to repair or abate.
- (3) Santee Municipal Code section 1.10.030(L): Maintenance of premises in such conditions as to be detrimental to the public health, safety, or general welfare or in such manner as to constitute a public nuisance as defined by Section 3480 of the California Civil Code.

As of the date of this notice, as the owner of the Subject Property, you have failed to abate these public nuisance conditions at the Subject Property.

YOU ARE HEREBY NOTIFIED that pursuant to SMC sections 1.10.060 and 1.10.070, that the City intends to abate nuisance conditions by demolition of the Subject Property unless you take the following actions within the given deadlines:

- (1) You must obtain a demolition permit and demolish the building or submit plans including structural engineering calculations to repair the dwelling by **July 31, 2023**.
- (2) Thereafter, complete all corrective actions pursuant to the City-approved plans and City-issued permits to correct the unlawful conditions.

PLEASE TAKE NOTICE that failure to comply with this Notice may result in abatement by a City contractor and a lien placed on the property for cost recovery.



Pursuant to SMC section 1.10.100, you have a right to appeal this decision and request a hearing to contest the City's determination. You must provide a written request which needs to be filed with the Office of the City Clerk within ten (10) calendar days after the date of service of this Notice of Intent to Abate. A hearing officer will then hear any objections as to why abatement should not be ordered and effected. Such a hearing will be held in accordance with procedures established in SMC section 1.14.030.

You may contact Engineering and Planning & Building staff at the City of Santee, 10601 Magnolia Avenue, Department of Development Services, Building 4, Monday through Thursday, 8:00 a.m. to 5:00 p.m. (closed from 1:00 p.m. to 2:00 p.m.) and Friday, 8:00 a.m. to 1:00 p.m. (holidays excluded), or by phone at (619) 258-4100.

Should you have any questions regarding this Notice please contact me at (619) 258-4100, extension 206.

Sincerely,



Karen Maillet
Code Compliance
Department of Development Services
kmaillet@cityofsanteeca.gov

orig. - Certified
COPY - regular
7/29/12



DEVELOPMENT SERVICES DEPARTMENT
CODE COMPLIANCE DIVISION

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

CONSENT TO ABATE

Name: Nicholas G. Davis-Oris

Property Address: 7953 Rancho Fanita Drive, Santee CA 92071

APN: 386-133-06-00

The undersigned herein consents and allows the City of Santee Development Services Department and other contractors to enter the above property for the purpose of the abatement of a public nuisance (demolishment of a building).

The undersigned has agreed to pay all costs incurred by the City to abate the nuisances on the property. If the owner fails to pay or enter into a payment plan with the City of Santee within 30 days, or at any time fails to comply with the payment plan, a lien or special assessment will be placed on the property without notice in order to recover the costs.

The undersigned waives any right to appeal the costs of abatement under Santee Municipal Code section 1.10.170.

By signing this consent, the undersigned warrants that he/she is in lawful possession or control of the property and has the authority to grant this consent.

Signature: _____

Date: _____





BBK
BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

File No. 55575.18155

Andrew E. Lopez
(951) 826-8246
andrew.lopez@bbklaw.com

July 21, 2023

VIA CERTIFIED MAIL, U.S. MAIL, POSTING AT SUBJECT PROPERTY

Nicholas G. Davis-Oris
2000 Montego Avenue, Unit 9
Escondido, CA 92026

Nicholas G. Davis-Oris
7953 Rancho Fanita Drive
Santee, CA 92071

**Re: Request for Consent to Abate Property Located at
7953 Rancho Fanita Drive, CA 92071
APN: 386-133-06-00**

Dear Property Owner:

Our firm serves as the City Attorney for the City of Santee ("City"). The purpose of this letter is to request your consent to a City abatement of the following conditions on the property located at 7953 Rancho Fanita Drive, Santee, CA 92071, to bring the property into compliance with the Santee Municipal Code ("SMC"):

- **Demolish Blighted Building:** burned out structure needs to be demolished and removed.

If you voluntarily consent to this City abatement, you are requested to complete and return the enclosed Consent to Abate form via email by **Monday, July 31, 2023, at 12:00 noon** to kmaillet@cityofsanteeca.gov. Please call Code Compliance Officer Karen Maillet at (619) 258-4100 extension 206 to confirm you are in receipt of this letter and whether or not you will be consenting to the abatement. Please mail the original signed copy to Code Compliance Officer Karen Maillet at the City of Santee, 10601 Magnolia Avenue, Planning & Building Department, Building 4, CA 92071.

Please be advised that failure to complete and return this form by the above date will be regarded as a refusal of consent to a City abatement. The City will have no recourse but to seek a court order authorizing entry and abatement of the above conditions at the property.

Sincerely,

Andrew E. Lopez
for BEST BEST & KRIEGER LLP

1 SHAWN D. HAGERTY, Bar No. 182435
shawn.hagerty@bbklaw.com
2 DENISE HANSEN, Bar No. 156363
denise.hansen@bbklaw.com
3 ANDREW E. LOPEZ, Bar No. 337993
andrew.lopez@bbklaw.com
4 BEST BEST & KRIEGER LLP
2855 E. Guasti Road, Suite 400
5 Ontario, California 91761
Telephone: (909) 989-8584
6 Facsimile: (909) 944-1441

7 Attorneys for Applicant
CITY OF SANTEE

EXEMPT FROM FILING FEES PURSUANT
TO GOVERNMENT CODE SECTION 6103

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 COUNTY OF SAN DIEGO — EAST DIVISION

11
12 IN THE MATTER OF THE INSPECTION OF:

Warrant No.:37-2023-00017903-CU-PT-CTL

13 7953 RANCHO FANITA DRIVE
14 SANTEE, CALIFORNIA 92071

INSPECTION WARRANT RETURN

15 APN: 386-133-06-00.

[Code Civ. Proc., §§ 1822.50–1822.60.]

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19 On April 28, 2023, an Inspection Warrant was issued by the Honorable Katherine A. Bacal,
20 Judge of the above-entitled Court, for the inspection of violations of the Santee Municipal Code
21 (“SMC”) at the premises located at 7953 Rancho Fanita Drive, Santee, California 92071, County
22 of San Diego, State of California, Assessor’s Parcel Number 386-133-06-00 (“Subject Property”).

23 The City duly provided 24-hours’ notice of the execution of the Inspection Warrant.

24 Inspection was completed on May 3, 2023, by the following City of Santee staff:

- 25 1. Karen Maillet, Code Compliance Officer, City of Santee.
- 26 2. Doug Yale, Senior Building Official, City of Santee.
- 27 3. Aaron Sturm, Building Official, City of Santee.

28 Upon execution of the Inspection Warrant, numerous violations were found on the Subject

1 Property, including substantial unsanitary conditions in violation of the Santee Municipal Code and
2 the California Residential Code. The highlights of the inspection of the exterior and interior of the
3 Subject Property include:

- 4 1. The structural damage from the fire includes the living room, kitchen, hallway, back
5 bedroom, mechanical closet and attached patio cover. The bedrooms and bathroom
6 may have more damage, however, the existing coverings, fire debris and wall board
7 prevented direct observation. All rooms except for the garage have significant
8 smoke damage. All rooms are covered with black soot. The garage has minimal fire
9 intrusion and soot.
- 10 2. All of the rooms still have some furnishings, clothing and debris with smoke and
11 water damaged.
- 12 3. There are three large openings in the roof exposing the interior to weather, moisture,
13 animals and the public.
- 14 4. The interior of the building remains with burnt merchandise, clothing, fixtures,
15 appliances, and trash causing a nesting place for organic growth and insects.
- 16 5. The roof beams/rafters have 1/2 to 3/4-inch charring and would require a
17 replacement of at least 50% of the roofing system and most of the roof sheathing
18 will require replacement.
- 19 6. From the fire damage and the long period of time exposed to the exterior elements,
20 the floor structure requires replacement.
- 21 7. Studs in the walls have been charred beyond structural integrity and require
22 replacement.
- 23 8. Electrical service conductors are still attached to the building creating an
24 opportunity for someone to access the power illegally and possibly harm the public,
25 as well as being a fire hazard.
- 26 9. The large patio cover in the rear yard, that was attached to the residence, appears to
27 have collapsed during the fire event. The structure is unsafe to walk on or near. The
28 patio structure is a danger to the public due to it being partially supported off the

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ground creating accessible openings underneath.

10. The patio structure, as well as the residence, are clearly harborages for pests, animals and the public.

True and correct copies of photographs of the Subject Property taken at the time of the inspection are collectively attached hereto as Exhibit A.

I, Code Compliance Officer Karen Maillet, declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: _____

CITY OF SANTEE

By: _____
KAREN MAILLET
Code Compliance Officer

RETURN APPROVED

Dated: _____

JUDGE OF THE SUPERIOR COURT

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EXHIBIT A

INSPECTION PHOTOGRAPHS OF SUBJECT PROPERTY

Dated May 3, 2023







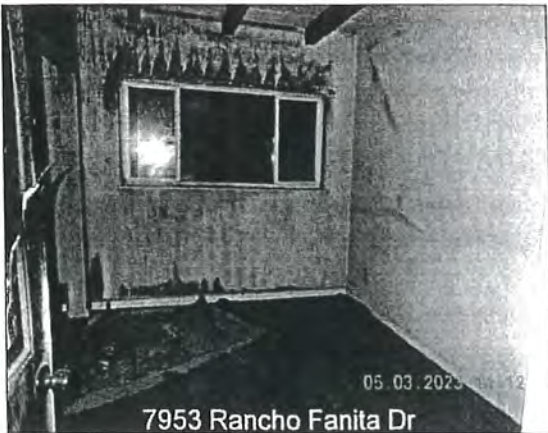
7953 Rancho Fanita Dr



7953 Rancho Fanita Dr



14:13



7953 Rancho Fanita Dr



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7953 Rancho Fanita Dr



7953 Rancho Fanita Dr



Interoffice Memoranda

DATE: May 26, 2023
TO: Karen Maillet, Code Enforcement Officer
CC: Aaron Sturm, Building Official *AS*
FROM: Doug Yale, Senior Building Inspector
SUBJECT: 7953 Rancho Fanita Drive Fire Damage Assessment

On May 3rd, 2023 the City of Santee's Senior Building Inspector and Building Official accompanied the Code Compliance Officer on a warrant inspection at 7953 Rancho Fanita Drive. The detached single-family building had a significant fire event. The warrant was obtained to document and provide an assessment of the structure, adjoining structure and site to safeguard public's health, safety and general welfare.

Observations:

- The structural damage from the fire included the living room, kitchen, hallway, back bedroom, mechanical closet and attached patio cover. The bedrooms and bathroom may have more damage but the existing coverings, fire debris and wall board prevented direct observations. All rooms except for the garage have significant by smoke damage. All rooms are covered with black soot. The garage has minimal fire intrusion and soot.
- All the rooms still have some furnishings and clothing debris with smoke and water damaged.
- There are three large openings in the roof exposing the interior to weather, moisture, animals and humans. These openings have remained open since the fire event. The openings appear to have been made by Santee Fire during firefighting event. These opening are located throughout the building. Currently, long term exposure has caused structural deterioration to the ceilings, walls and raised wood flooring inside the building.
- The interior of the building remains with burnt merchandise, clothing, fixtures, appliances, and trash causing a nesting place for organic growth and insects.
- The roof beams/rafters have 1/2 to 3/4-inch charring and would require a replacement of at least 50% of the roofing system and most of the roof sheathing will require replacement.
- The floor structural from the fire damage and the long period of time to the exterior elements requires replacement.
- Studs in the walls have been charred beyond structural integrity and require replacement.
- Electrical service conductors from SDG&E are still attached to the building creating an opportunity to access to power illegally and possible harm to humans and fire hazard. The conductors should be removed from the building and secured on SDG&E power pole.
- The home is currently boarded up with plywood on all damage windows and doorways. The boarded-up openings on the rear of the building have been compromised and it appears that persons are entering the dwelling. The plywood is secured with screws into stucco which allows the plywood to be easily pulled away. This existing condition is only a temporary solution. It will not prevent entry. The openings should professionally boarded-up by a licensed contractor.
- The rear yard has a large patio cover that was attached to the dwelling which appears to have collapsed during the fire event. The structure is unsafe to walk on or near. The patio structure

is a danger to persons due to it being partially supported off the ground creating accessible openings underneath. Overtime the portion of the elevated roof structure will collapse.

- The patio structure as well as the dwelling are clearly harborages for pest and animals at this time.

Building Division's assessment and conclusion

It is the Building Division's opinion that this home and other structures in its present unattended condition is a nuisance to the community and unsafe for persons to enter the property. It is an imminent danger to the neighboring community's health and safety. The interior's wet debris provides an environment that is fertile for the growth of organic matter, pests and insects to accumulate and infest adjoining properties if left unchecked. The property's fencing is not secure from entry. The existing fence is not being maintained to prevent entry. The property is not secured from intruders or vandalism. The inspection found indicators that persons are entering the building. This building will require significant reconstruction having cost comparable to new construction. This building is an immediate hazard to unqualified persons to enter or be in close proximity. The site and building require immediate action by the owner to secure and repair or demolish. If no action is taken within 30 days by the owner the City should consider taking actions to demolish the structure to foundation level, remove and deposed all debris per City of Santee and Regional requirements and cut all overgrown vegetation to reduce fire hazard. In addition, the electrical service conductors should be removed immediately from the building. An estimated cost of demolition for the structure, no including foundation is estimated to be \$13,000 and does not including yard maintenance.

Code Compliance

Santee Municipal Code

11.44.010 Uniform Code for the Abatement of Dangerous Buildings adoption by reference. The City adopts as its dangerous building code the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings as published by the International Conference of Building Officials. (Ord. 564 § 3, 2019).

California Residential Code

Administration Section 1.8.9, UNSAFE BUILDING OR STRUCTURES

1.8.9.1 Authority to Enforce

Subject to other provisions of law, the administration, enforcement, actions, proceedings, abatement, violations and penalties for unsafe buildings and structures are contained in the following statutes and regulations:

For applications subject to the State Housing Law as referenced in Section 1.8.3.2.1 of this code, refer to Health and Safety Code, Division 13, Part 1.5, commencing with Section 17910 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, commencing with Section 1. For enforcement related to accessory dwelling units, see Health and Safety Code Section 17980.12 operative until January 1, 2035.

Doug Yale
Senior Building Inspector/Plans Examiner
City of Santee
10601 Magnolia Avenue
Santee, CA 92071
619-258-4100, ext 155
dyale@cityofsanteeca.gov

Aaron Sturm
Building Official
City of Santee
10601 Magnolia Avenue
Santee, CA 92071
619-258-4100, ext 173
asturm@cityofsanteeca.gov





7953 Rancho



7953 Rancho Fanita Dr



7953 Rancho Fanita Dr



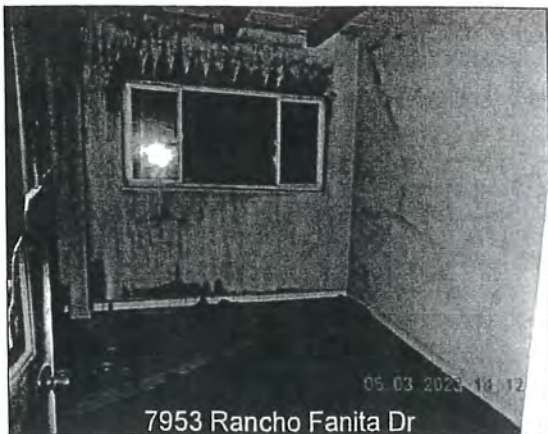
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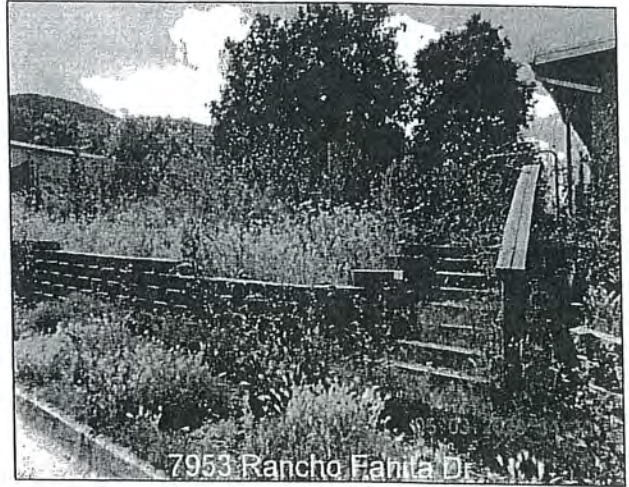
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18101 Von Karman Avenue, Suite 1000
Irvine, California 92612
Telephone: (949) 263-6593
Facsimile: (949) 260-0972

Attorneys for Applicant
CITY OF SANTEE

FILED
Clerk of the Superior Court

APR 28 2023

By: M. Reyes, Deputy

EXEMPT FROM FILING FEES PURSUANT
TO GOVERNMENT CODE SECTION 6103.

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF SAN DIEGO — EAST DIVISION

IN THE MATTER OF THE INSPECTION
OF:

7953 RANCHO FANITA DRIVE
SANTEE, CALIFORNIA 92071

APN: 386-133-06-00.

Warrant No.: 37-2023-00017903-CU-PT-CTL

INSPECTION WARRANT

[Code Civ. Proc., §§ 1822.50–1822.60.]



INSPECTION WARRANT

1
2 Upon review of the City of Santee’s (“City”) Application for Inspection Warrant
3 (“Application”), the Memorandum of Points and Authorities attached thereto, the Declaration of
4 Code Compliance Officer Karen Maillet, and all other evidence available to the Court, and upon
5 proof being made before me this day that there is probable cause to believe that there are
6 building, fire, safety, plumbing, electrical, or health code violations on the property located at
7 7953 Rancho Fanita Drive, Santee, California 92071 (“Subject Property”), and that these
8 conditions constitute an immediate danger to the life, limb, property or safety of the public or
9 occupants of the building(s)—
10

11 THIS INSPECTION WARRANT IS HEREBY DIRECTED to any Code Compliance
12 Officer, Building and Safety Inspector, Fire Inspector, Environmental Inspector, Animal Control
13 Officer, Police Officer, City Attorney, City Contractors, and any other individual acting as an
14 agent of the City of Santee (“YOU”).
15

16 YOU ARE HEREBY COMMANDED IN THE NAME OF THE PEOPLE to enter and
17 inspect the Subject Property as authorized by Code of Civil Procedure sections 1822.50 through
18 1822.60 (“Inspection”). The purpose of this Inspection will be to verify the existence, scope, and
19 extent of any violations of the Santee Municipal Code (“SMC”) that exist on the Subject
20 Property. The Inspection is authorized and commanded to include:

- 21 (a) Entering and inspecting the interior and exterior of any open fields, yards,
22 structures, buildings, homes, houses, sheds, garages, rooms, basements, attics, and
23 storage facilities located on or at the Subject Property.
- 24 (b) Videotaping and photographing the interior and exterior of the Subject Property,
25 for the purpose of preserving evidence of violations of the Santee Municipal Code.
- 26 (c) Contractor evaluation, including asbestos testing of the building on the Subject
27 Property, to assist the City to future abatement of violations of the SMC on the
28 Subject Property.

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YOU ARE FURTHER COMMANDED AND AUTHORIZED to conduct the Inspection between the hours of 8:00 a.m. and 6:00 p.m.

YOU ARE FURTHER COMMANDED AND AUTHORIZED to conduct the Inspection in the absence of an owner or occupant of the Subject Property because the absence of such persons is reasonably necessary to effectuate this Inspection Warrant.

YOU ARE FURTHER COMMANDED AND AUTHORIZED to use reasonable force, if necessary, to enter the Subject Property, or any structures thereon, to conduct the Inspection on the Subject Property, including with the assistance of a locksmith or other contractor. Reasonable force includes temporary removal of any animal that may hinder the Inspection.

YOU ARE FURTHER COMMANDED AND AUTHORIZED to conduct the Inspection after providing the owner of the Subject Property with 24 hours' advance notice before the Inspection via posting in a prominent place on the Subject Property.

Unless otherwise extended or renewed, this Inspection Warrant is effective for a period of 14 days from the date of signature. This Inspection Warrant must be returned to this Court within 30 days thereafter accompanied by a sworn statement describing with reasonably particularity what actions were taken.

Dated: 4/28/23

KATHERINE A. BACAL
JUDGE OF THE SUPERIOR COURT

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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Street and Apt

City, State, ZIP+4®

Nicholas G. Davis-Oris
2000 Montego Avenue, Unit 9
Escondido, CA 92026

Mayor
John W. Minto
City Council
Ron Hall
Laura Koval
Rob McNelis
Dustin Trotter

NOTICE TO REPAIR OR DEMOLISH HAZARDOUS STRUCTURE

January 20, 2022

Nicholas G. Davis-Oris
2000 Montego Avenue, Unit 9
Escondido, CA 92026

Subject: Conditions at 7953 Rancho Fanita Drive, APN 386-133-06-00

Dear Nicholas G. Davis-Oris:

On November 6, 2021, the Santee Fire Department responded to a structure fire at your residence. To date, the fire damaged dwelling remains standing.

On January 7, 2022, I visited the property and observed that the property was not secured by fencing and only partially boarded, allowing access into the residence via windows and the crawl space. Additionally, the patio cover in the rear yard has partially collapsed. The dwelling, patio cover and premises are unsafe, substandard and constitute a public nuisance.

NOTICE IS HEREBY GIVEN that, pursuant to Santee Municipal Code section 1.10.040(A), the City finds the following public nuisance conditions or activities exist on the premises described above:

- (1) California Health and Safety Code section 17920.3, Substandard building.
- (2) California Health and Safety Code section 17980.6, Notice to repair or abate.
- (3) Santee Municipal Code section 1.10.030(L): Maintenance of premises in such conditions as to be detrimental to the public health, safety, or general welfare or in such manner as to constitute a public nuisance as defined by Section 3480 of the California Civil Code.

YOU ARE HEREBY ORDERED to take the following actions to abate the unlawful conditions actions within the given deadlines:

- (1) You must secure the premises by fencing the perimeter and properly boarding the residence by **January 31, 2022**.
- (2) By **February 22, 2022**, you must **either**:
 - a. Obtain a demolition permit and demolish the dwelling and patio cover, **or**
 - b. Submit plans including structural engineering calculations to repair the dwelling and patio cover.
- (3) Thereafter, complete all corrective actions pursuant to the City-approved plans and City-issued permits to correct the unlawful conditions.

Pursuant to Santee Municipal Code section 1.10.050, you must advise the Development Services Department of the abatement. Once advised, the Development Services Director or authorized representative must inspect, or cause to be inspected, the premises to ensure that the nuisance has been abated.

You may contact building, planning and engineering staff at the City of Santee, 10601 Magnolia Avenue, Department of Development Services, Building 4, Monday through Thursday, 8:00 a.m. to 5:00 p.m. (closed from 1:00 p.m. to 2:00 p.m.) and Friday, 8:00 a.m. to 1:00 p.m. (holidays excluded), or by phone at (619) 258-4100.

PLEASE TAKE NOTICE that failure to comply with this Notice may result in abatement by a City contractor and a lien placed on the property for cost recovery.

Should you have any questions regarding this Notice please contact me at (619) 258-4100, extension 206.

Sincerely,



Karen Maillet
Code Compliance
Department of Development Services
kmaillet@cityofsanteeca.gov

C: Nicholas G. Davis-Oris, 7953 Rancho Fanita Drive, Santee, CA 92071

MEETING DATE September 13, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE PURCHASE OF FIVE (5) APX 8000 ALL-BAND PORTABLE RADIOS, AND THREE (3) APX 8500 ALL-BAND MOBILE RADIOS FROM MOTOROLA SOLUTIONS, INC. PER COUNTY OF SAN DIEGO REGIONAL COMMUNICATIONS SYSTEM CONTRACT NO. 553982

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Chief *AB For JM*

SUMMARY

This item requests City Council authorization to purchase five (5) APX 8000 all-band portable radios and three (3) APX 8500 all-band mobile radios and necessary accessories from Motorola Solutions, Inc. This purchase is necessary to outfit the Type 6 Fire Engine and the Deputy Fire Chief Command Vehicle and replace radios that have exceeded their useful life expectancy.

Santee Municipal Code (SMC) Section 3.24.130(B) authorizes the City to buy directly from a vendor at a price established by a competitive or competitively negotiated bid by another public jurisdiction in substantial compliance with the formal purchasing procedures as provided in SMC Section 3.24.100 even if the City had not joined with that public agency in a cooperative purchase. On June 27, 2016, the County of San Diego completed a competitive request for proposals process for the regional communications system replacement, including the procurement of communications equipment, infrastructure, and accessories. Motorola Solutions, Inc. was awarded Contract No. 553982 for an initial term of fifteen years. Staff has evaluated the pricing, products, and support provided by the contract, and the purchasing agent has determined that utilization of this contract for the purchase of radios is in the City's best interest.

Santee's Purchasing Ordinance requires City Council approval of all purchases exceeding \$50,000 in any fiscal year. The City's Purchasing Agent has already authorized the purchase of radio equipment in the amount of \$14,647.18 this fiscal year from Motorola Solutions, Inc. for a new ambulance. Staff recommends utilizing County of San Diego Contract No. 553982 with Motorola Solutions, Inc. to purchase five (5) APX 8000 all-band portable radios and three (3) APX 8500 all-band mobile radios and necessary accessories for an amount not to exceed \$68,515.19. The total cost for radios purchased during FY 23/24 utilizing Contract No. 553982 will be an amount not to exceed \$83,162.37.

FINANCIAL STATEMENT *NY*

Adequate funding for the purchase of five (5) APX 8000 all-band portable radios and three (3) APX 8500 all-band mobile radios and necessary accessories is included in the Adopted Fiscal Year 2023-24 Fire Department budget.

CITY ATTORNEY REVIEW N/A • Completed



RECOMMENDATION *emsB*

Adopt the Resolution authorizing the purchase of five (5) APX 8000 all-band portable radios and three (3) APX 8500 all-band mobile radios and necessary accessories from Motorola Solutions, Inc. per County of San Diego Contract No. 553982 for an amount not to exceed \$68,515.19 and authorize the City Manager to execute all necessary documents.

ATTACHMENT

Resolution

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AUTHORIZING THE PURCHASE OF FIVE (5) NEW APX 8000 ALL-BAND PORTABLE RADIOS AND THREE (3) APX 8500 ALL-BAND MOBILE RADIOS FROM MOTOROLA SOLUTIONS, INC. PER COUNTY OF SAN DIEGO REGIONAL COMMUNICATIONS SYSTEM CONTRACT NO. 553982

WHEREAS, a new Ford F-550 Type 6 Fire Engine will need one (1) new APX 8500 All Band Radio with necessary accessories for radio communications; and

WHEREAS, a new Deputy Chief Command Vehicle will need two (2) APX 8500 All Band Radios with necessary accessories for radio communications; and

WHEREAS, due to existing radios exceeding their useful life expectancy, five (5) APX 8000 All Band Portable Radios will be purchased as replacements; and

WHEREAS, Santee Municipal Code (SMC) Section 3.24.130(B) authorizes the City to buy directly from a vendor at a price established by a competitive or competitively negotiated bid by another public jurisdiction in substantial compliance with the formal purchasing procedures as provided in SMC Section 3.24.100 even if the City has not joined with that public agency in a cooperative purchase; and

WHEREAS, on June 27, 2016, the County of San Diego completed a competitive request for proposals process for the regional communications system replacement, including the procurement of communications equipment, infrastructure, and accessories, and Motorola Solutions, Inc. was awarded Contract No. 553982 ("Contract") for an initial term of fifteen years; and

WHEREAS, Staff has evaluated the pricing, products, and support provided by the Contract, and the purchasing agent has determined that utilization of this Contract for the purchase of radios is in the City's best interest; and

WHEREAS, the Fire Chief has already authorized the purchase of radio equipment for a new ambulance in the amount of \$14,647.18; and

WHEREAS, the purchase amount for three (3) APX 8500 All Band and five (5) APX 8000 All Band Radios and necessary accessories pursuant to the Contract is \$68,515.19; and

WHEREAS, adequate funding for the purchase of five (5) APX 8000 all-band portable radios and three (3) APX 8500 all-band mobile radios and necessary accessories is included in the amended FY 23/24 Fire Department budget.

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

1. Authorizes the purchase of five (5) APX 8000 all-band portable radios and three (3) APX 8500 all-band mobile radios and necessary accessories for an amount not to exceed \$68,515.19 per County of San Diego Regional Communications System Contract No. 553982; and

RESOLUTION NO. _____

2. Finds the total cost for radios purchased during FY 23/24 utilizing Contract No. 553982 will be an amount not to exceed \$83,162.37; and
3. 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 13th day of September 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 September 13, 2023

ITEM TITLE RESOLUTION DECLARING VEHICLE V-083 AS SURPLUS PROPERTY UPON RECEIPT AND ACCEPTANCE OF THE NEW FORD F-550 FIREMATIC TYPE 6 FIRE ENGINE AND APPROPRIATING FUNDS FROM THE SALE OF V-083

DIRECTOR/DEPARTMENT Justin Matsushita, Fire Chief 

SUMMARY

Vehicle #083 (V-083) is a 1996 Dash Pumper Type 1 Fire Engine. V-083 has exceeded its useful life at 27+ years, has significant cosmetic and mechanical defects, is difficult to obtain parts for, and does not meet modern fleet safety standards. The vehicle is no longer compliant with California emissions standards.

On July 27, 2022, the City Council declared V-083 surplus property upon receipt and acceptance of the new Pierce Arrow XT Triple Combination Pumper and directed the sale of V-083 at public auction or inter-agency sale. Due to the new Pierce Arrow XT's delayed expected delivery date of August 2025, the inability to safely operate V-083, and limited apparatus storage space, Staff recommends declaring V-083 as surplus upon receipt and acceptance of the new Ford F-550 Firematic Type 6 Fire Engine scheduled for delivery in September 2023.

The City's Purchasing Ordinance, SMC 3.32.020(B)(3) requires City Council approval for all surplus items with an estimated current market value of more than \$10,000.00. It is estimated that V-083 will sell for more than \$10,000 at auction.

FINANCIAL STATEMENT 

Funds received from the auction will be used to purchase equipment for the Type 6 Fire Engine. The estimated proceeds from the auction of V083 is approximately \$30,000. This \$30,000 will fill the gap in the equipment needs for the Type 6 Fire Engine. The \$30,000 will be a not to exceed amount.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION 

Adopt the Resolution: (1) declaring V-083 as surplus property upon receipt and acceptance of the new Ford F-550 Firematic Type 6 Fire Engine and directing sale of the surplus vehicle at public auction or inter-agency sale; (2) authorizing the City Manager to execute all necessary documents; and (3) appropriating funds, in an amount not to exceed \$30,000, received from the auction of V-083 for the purpose of purchasing equipment for the Type 6 Engine.

ATTACHMENT

Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
DECLARING VEHICLE V-083 AS SURPLUS PROPERTY UPON RECEIPT AND
ACCEPTANCE OF THE NEW FORD F-550 FIREMATIC TYPE 6 FIRE ENGINE AND
APPROPRIATING FUNDS FROM THE SALE OF V-083**

WHEREAS, Vehicle #083 (V-083) is a 1996 Dash Pumper Type 1 Fire Engine has exceeded its useful life at 27 plus years, has significant cosmetic and mechanical defects, is difficult to obtain parts for; and

WHEREAS, V-083 does not meet modern fleet safety standards, and is no longer compliant with California emissions standards; and

WHEREAS, on July 27, 2022, the City Council declared V-083 surplus property upon receipt and acceptance of the new Pierce Arrow XT Triple Combination Pumper and directed the sale of V-083 at public auction or inter-agency sale; and

WHEREAS, the Pierce Arrow XT's expected delivery date is delayed until August 2025; and

WHEREAS, the fire stations do not have the storage space for V-083; and

WHEREAS, a new Ford F-550 Firematic Type 6 Fire Engine is scheduled for delivery in September 2023; and

WHEREAS, staff recommends that the City Council declare V-083 surplus upon receipt and acceptance of the new Ford F-550 Firematic Type 6 Fire Engine instead of upon receipt and acceptance of the new Pierce Arrow XT Triple Combination Pumper.

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

1. Declares V-083 surplus property upon receipt and acceptance of the Ford F-550 Firematic Type 6 Fire Engine and directs the sale of the surplus vehicle at public auction or inter-agency sale as surplus property; and
2. Appropriates funds received from the auction of V-083 for the purpose of purchasing equipment for the Type 6 Engine in an amount not to exceed \$30,000; and
3. 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 13th day of September 2023, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE FAGAN ORTIZ, CMC, CITY CLERK

MEETING DATE September 13, 2023

ITEM TITLE PUBLIC WORKSHOP ON THE TOWN CENTER SPECIFIC PLAN UPDATE AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

DIRECTOR/DEPARTMENT Michael Coyne, Principal Planner 

SUMMARY On March 8, 2023, the City Council approved the First Amendment to the Professional Services Agreement with M.W. Steele Group, Inc. (“M.W. Steele”) to comprehensively update the Town Center Specific Plan with the Arts & Entertainment District as a focal area. M.W. Steele has since held numerous meetings with City staff and stakeholders to develop plan alternatives for the development of vacant parcels and potential redevelopment of certain strategic areas within the Town Center. This workshop item will provide the opportunity for M.W. Steele to present conceptual site plans and illustrations for these areas for feedback from the City Council and the public. M.W. Steele will also provide an overview and seek input on the main components of the updated Town Center Specific Plan currently being drafted, including the revised boundary, proposed circulation plan, proposed land uses, the proposed project buildout assumptions, the status of the Environmental Impact Report under preparation, and the overall project timeline with pending milestones. Notice of this workshop has been provided to property owners, developers, businesses, and other parties/individuals that have expressed interest in the project.

ENVIRONMENTAL REVIEW This item only seeks input on a proposed planning document and, therefore, is not a project under the California Environmental Quality Act (“CEQA”) as defined in Section 15378 of the CEQA Guidelines.

FINANCIAL STATEMENT ^{HX} Funding in the amount of \$1,064,000 has been provided for this project with two San Diego Association of Governments (SANDAG) grants that total \$664,000 and a City Council appropriation of \$400,000.

CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION ^{MAB} Provide input on preferred Town Center site plan concepts and proposed boundary, circulation plan, land uses, and build-out assumptions with an assessment on the direction of the project.

ATTACHMENTS

- Staff Report
- Exhibit A: Proposed Town Center Boundary
- Exhibit B: Proposed Circulation Plan
- Exhibit C: Proposed Land Use Map
- Exhibit D: Buildout Scenario Map & Table
- Exhibit E: Site Plan Concepts & Illustrations



STAFF REPORT

PUBLIC WORKSHOP ON THE TOWN CENTER SPECIFIC PLAN UPDATE AND FINDING THE ACTION IS NOT A PROJECT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

CITY COUNCIL MEETING
SEPTEMBER 13, 2023

A. OBJECTIVE

This workshop item seeks City Council and public input on draft plans by the City’s consultant on the project, M.W. Steele, as part of the update to the Town Center Specific Plan, currently underway. In consultation with City staff and stakeholders, M.W. Steele has crafted several site-specific plan alternatives for which feedback from the City Council is desired. An overall assessment on the direction of the project is also requested, with specific feedback on major specific plan components, including the proposed Town Center boundary, circulation plan, land uses, and buildout assumptions.

B. OVERVIEW

The Town Center Specific Plan is a long-range planning document anticipated to be implemented over the next 10 to 20 years. With the framework established by the updated plan, it is anticipated that the Town Center will become an urban village at the heart of Santee with new housing, dining, and amenities both indoors and out. The Arts & Entertainment District, the focal area of the Town Center, will act as a cultural hub and help foster continued growth of the performing and visual arts within the community. By focusing on connectivity with ease of access between destinations through enhanced street treatments and connections, and embedding linkages to the river and trail system within the space, this vision looks to the landscape to create an environment unique to Santee. This update will allow the Town Center to grow into a vibrant core that will make it a destination for locals and visitors alike.

The plan alternatives and concepts that have been crafted by M.W. Steel reflect the numerous planning document goals established through public outreach and meetings with stakeholders including:

- A bold and innovative concept where people want to explore and stay.
- Thoughtful mixed-use with a variety of housing types which activate the district.
- Outdoor private/public spaces with design elements that promote walkability and connectivity.
- A vision that supports arts, entertainment, and culture by planning for:
 - An Urban Village Area with a “main street” that is the center of town

- A Central Plaza
- Paseos or promenades with shade, lighting, and water elements
- Civic use or community hub at the theater site
- Activated public/private spaces
- Walkable/bikeable river trails/crossings
- Outdoor venues and events
- Unique mix of local businesses
- Outdoor dining and sit-down restaurants
- Temporary events such as farmer's markets
- Parking options to support growth
- An environment unique to Santee

Main Specific Plan Components

As connectivity and the holistic relationship between distinct areas within the Town Center establish the foundation for crafting plans for specific sites, it is important to highlight the main components of the revised Town Center Specific Plan, including the project boundary, circulation plan, land use plan, and buildout scenario.

Project Boundary

Following direction to include the Mission Creek Shopping Center in this planning effort, the revised Town Center Specific Plan would include this shopping center. Mission Creek Shopping Center, located on the northwest corner of River Park Drive and Cuyamaca Street, includes Off Broadway Live and although not ultimately included as part of the Arts & Entertainment District, offers the opportunity to support dining and entertainment-oriented businesses. In addition, the Mission Gorge Square Shopping Center, on the northwest corner of Mission Gorge Road and Cuyamaca Street, is proposed for inclusion within the updated Town Center Specific Plan. The Mission Gorge Square Shopping Center owner has been working with staff to update their signage program to ensure the center is able to attract high quality tenants, particularly for the vacant tenant space formerly occupied by Best Buy. The updated signage would include an updated main shopping center monument sign with wayfinding typeface indicating that the area is within Town Center. As a result of including these two areas within the



updated Town Center Specific Plan the Town Center area would expand from 609.7 to 651.4 acres, increasing by a total of 41.7 acres as shown in **Exhibit A**.

Circulation Plan

An interconnected network of public streets, trails, and walkways that fosters ease of access by residents and visitors alike to the many uses envisioned for the Town Center is planned for the updated Town Center Specific Plan, as represented in the **Exhibit B**. The proposed Circulation Plan would provide an internal network of public streets with provisions for on-street parking in order to support the mixed-use developments that are planned for the Town Center. This interconnected internal network of streets and pedestrian pathways would support the concept of “A Day in the Life” of a future resident of the Town Center, where a resident could conduct a majority of their shopping, personal services, and recreating in the Town Center and adjacent areas with convenience, without the stress of being forced to travel onto congested arterial roadways to conduct such activity. Acknowledging that Santee is a car-oriented bedroom community, it is imagined that many future Town Center residents may be future commuters. Provisions for ample on- and off-street parking in the Town Center are being made to ensure that families and individuals are able to access all of the Town Center amenities, but also access the regional vehicular network of roadways. However, it is envisioned the Town Center will support the concept of micromobility, where once a resident is back at home in Town Center for the evening or weekend they can take a stroll to a nearby coffee shop or restaurant from their home, walk to their neighborhood salon, jog along the network of shaded sidewalks, bike along trails linked to the San Diego River, or take a short car trip to a store at Trolley Square without ever having to travel on a major roadway such as Mission Gorge Road. Micromobility is the concept of ease of access and connectivity to different uses within a local geographic area with short trips taken via different (multimodal) modes of transportation, such as walking, biking, ride share services, short vehicle trips, and with assistive mobility devices, including electric scooters and bicycles. The Circulation Plan would also provide nodes where streets, paths and gateways to trails converge that can serve as landmarks, such as the proposed Patriot Point where “main street” meets with a trailhead at a roundabout with a large American flag at the center.

Land Use Plan

As part of this planning effort to update the Town Center Specific Plan, a new Land Use Plan map is proposed as shown in **Exhibit C**. The new Land Use Map would better reflect existing and planned land uses within the Town Center area with colored land use designations. Land use designations and allowed uses within such designations can be further refined. The allowed land uses within the proposed designations would be listed separately in a use matrix with the permitted by-right uses listed, the expressly prohibited uses listed, and a notation referring

to a comparable zoning classification for additional uses allowed either by-right or conditionally. For example, the proposed “Commercial” designation in the Town Center Specific Plan would allow all the uses listed in the General Commercial Zone, however, it would expressly allow certain uses by-right that would otherwise require a conditional use permit, such as a bar or pub, and expressly prohibit other uses not desired in the Town Center but allowed in the General Commercial Zone, such as auto repair shops and drive-through fast food restaurants.

Buildout Scenario

The update to the Town Center Specific Plan not only offers an opportunity to envision uses for those undeveloped portions of the Town Center, but also to provide the framework and the necessary environmental clearances to support and streamline future investment in areas of the Town Center that are presently developed. After an assessment of the commercially developed areas of Town Center it was discovered that most of these areas are developed with single-story structures with relatively low-density floor area ratios under 20% or 0.2, as shown in **Exhibit D**. The floor area ratio is calculated by dividing the total building square footages by the total square footage of the underlying property. For the Town Center Specific Plan Update buildout scenario, a floor area ratio of 30% or 0.3 has been assumed. This floor area ratio is considered reasonable for commercial development in a suburban community such as Santee. Higher floor area ratios are typically found in much denser urban core areas. With a 0.3 floor area ratio, existing development would have the opportunity for additional investment and revitalization in the future. As a local example, the Del Mar Highlands Shopping Center in San Diego was revitalized with an additional story of shops and refreshed with new façades:



Looking towards same area of Del Mar Highlands Shopping Center (Before & After)

The updated Town Center Specific Plan and corresponding Environmental Impact Report would provide the opportunity to property owners to invest in their properties with greater certainty and a supportive regulatory framework.

C. Plan Alternatives

After numerous meetings with City staff and stakeholders, M.W. Steele has crafted several detailed site plan alternatives for strategic sites and areas within the Town Center, which collectively result in a masterplan for the Town Center. The plan alternatives focus on site planning for undeveloped properties within the Town Center south of the San Diego River, including what are commonly referred to as the “Theater Site” along Town Center Parkway, “Parcel 6” along Riverview Parkway, and the “Polo Barn Site” along Magnolia Avenue as shown in **Exhibit E**. The site plan options for the Theater Site include a cinema with an outdoor amphitheater, a performing arts center, and/or a parking garage. Parcel 6, the largest undeveloped landholding within Town Center consisting of approximately 32 acres, would host a “main street” flanked by a vertical mixed-use development with ground floor commercial tenant spaces and residential units above. Options for Parcel 6 include a library, grocery store, hotel, and/or performing arts center. A main feature of the site plan for Parcel 6 is a “main street” that would connect Trolley Square to Park Avenue, providing a direct linkage to future development at the Polo Barn site and connectivity to the core of the Town Center to existing and future residents along Park Avenue. The Polo Barn site would primarily be developed with residential units. However, one option would create a secondary “main street” which could support live-work spaces with coffee shops, barber shops, beauty salons, dog grooming businesses and similar small neighborhood shops that would complement future residential development in this area.

D. ENVIRONMENTAL REVIEW

This item only seeks input on a proposed planning document and, therefore, is not a project under the California Environmental Quality Act (“CEQA”) as defined in Section 15378 of the CEQA Guidelines.

Preparation of the Program Environmental Impact Review (EIR) for the Town Center Specific Plan Update is underway. The Notice of Preparation informing the public that an EIR for the project will be prepared has been circulated for public review and comment, with the comment period ending on October 16, 2023. An environmental scoping meeting was held for the project on September 7, 2023.

E. STAFF RECOMMENDATION

Provide input on preferred Town Center site plan concepts and proposed boundary, circulation plan, land uses, and buildout assumptions with an assessment on the direction of the project.

EXHIBIT A: PROPOSED TOWN CENTER BOUNDARY

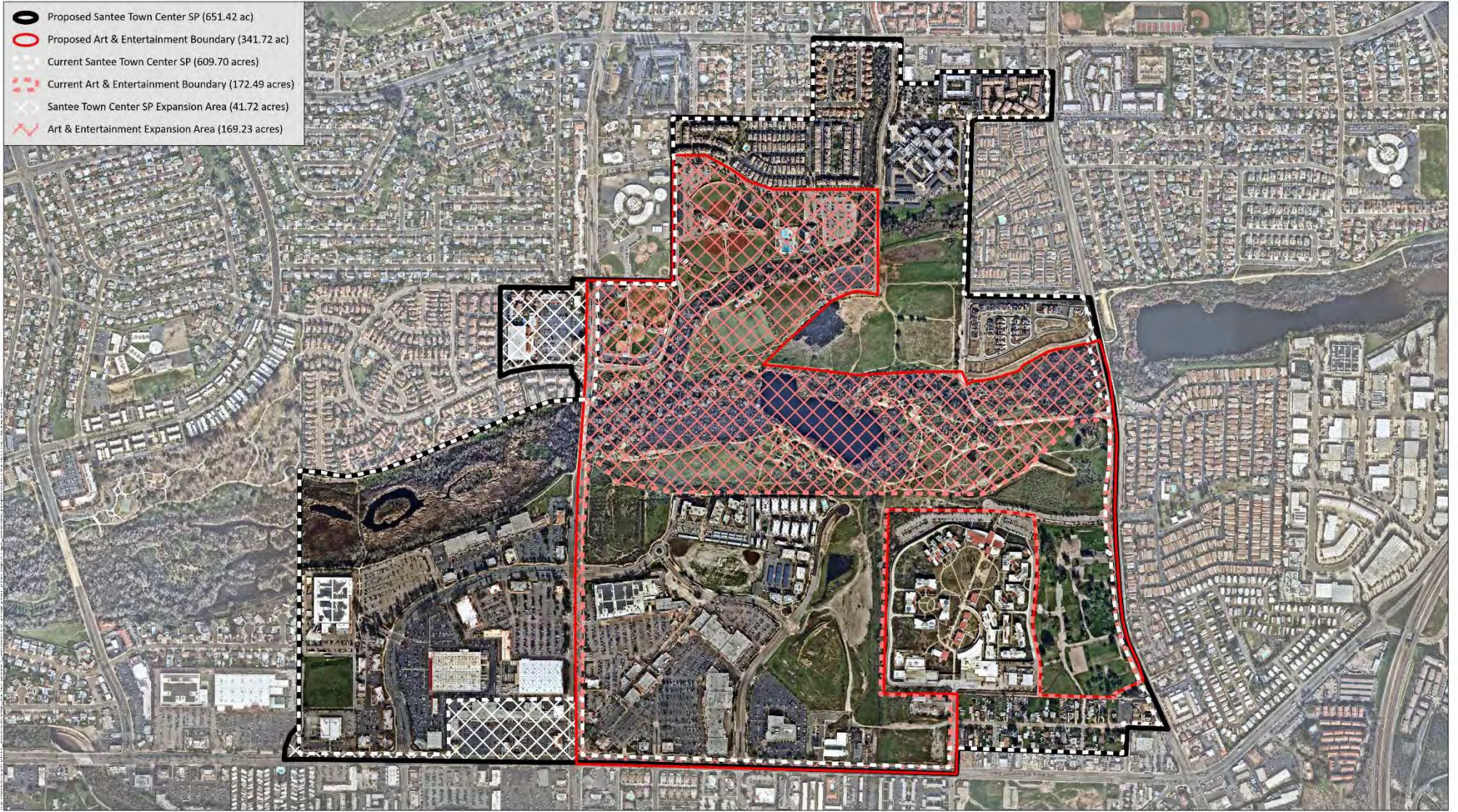


EXHIBIT B: PROPOSED CIRCULATION PLAN

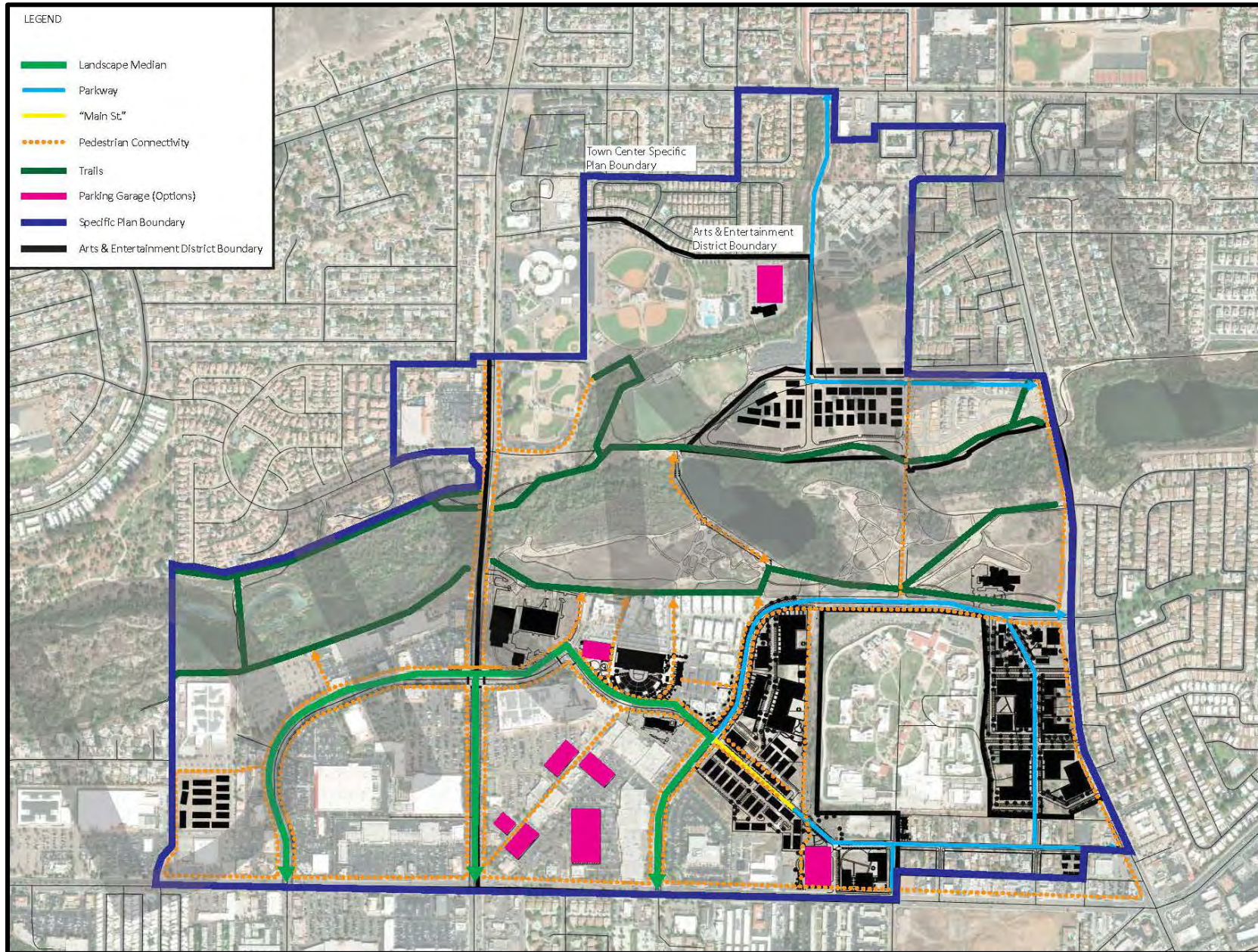


EXHIBIT C: PROPOSED LAND USE MAP

Town Center Specific Plan Land Use Map (9-7-2023 Draft)



- | | | | |
|---|--------------------------------------|---|--------------------------|
|  | Residential TC-R-2 (2 to 6 DU/AC) |  | Commercial |
|  | Residential TC-R-7 (7 to 14 DU/AC) |  | Office Commercial |
|  | Residential TC-R-30 (30 to 36 DU/AC) |  | Entertainment Commercial |
|  | Residential TC-R-22 (22 to 30 DU/AC) |  | Floodway / Open Space |
|  | Residential TC-R-14 (14 to 22 DU/AC) |  | Park / Open Space |
|  | Mixed-Use Overlay |  | Institutional |

EXHIBIT D: BUILDOUT SCENARIO MAP & TABLE

Town Center Specific Plan - Areas Keymap (9-7-2023 Draft)



A - Walmart Site / Post Office	H - Civic Center Site	O - Open Space / Park (east of SD River)	U - The Addison
B - Vacant Site (R-22)	I - Vacant Site (Parcel 6)	P - Sportsplex/Town Center Community	V - The Lakes
C - Town Center Parkway Plaza	J - HD Supply/County Treasurer/Fire Station	Q - Riverwalk Park	W - Edgemoor Hospital
D - Costco Site	K - Las Colinas Facility	R - San Remo	X - Vacant Site (R-14)
E - Mission Gorge Shopping Center	L - Polo Barn Site	S - Parkway	Y - Vacant Site (R-14)
F - Trolley Square Site	M - Residential along Park Ave	T - Vacant Site (R-14)	Z - Walker Trails
G - Karl Strauss Site	N - San Diego River		ZZ - Off-Broadway

Note: For the purposes of the buildout analysis for the Town Center Specific Plan. The parcels within the Specific Plan area were grouped based on similar/same ownership, immediate adjacency, same land use designations, and historically similar development patterns. Refer to the buildout table for details.

Town Center Specific Plan Buildout Summary (9-7-2023 Draft)

APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
SITE A - Walmart/Post Office Site													
3810412300	291,710.39	6.70	Commercial	N/A	152,619	N/A	327,219	0.30	N/A	N/A	N/A	N/A	N/A
3810413900	53,322.97	1.22											
3810410500	33,945.85	0.78											
3810410400	41,926.99	0.96											
3810410200	46,690.03	1.07											
3810411800	21,206.10	0.49											
3810410300	44,484.62	1.02											
3810410100	33,129.58	0.76											
3810413800	19,119.69	0.44											
3810403700	350,260.92	8.04											
3810402800	154,933.60	3.56											
SITE A TOTALS		25.04			152,619		327,219						
SITE B - Vacant Site (R-22)													
3810403600	228,990.67	5.26	TC R-22	22 to 30 DU/AC	N/A	N/A	N/A	N/A	N/A	116	158	47	205
SITE B TOTALS	228,990.67	5.26								116	158	47	205
SITE C - Town Center Parkway Plaza													
3810413100	37,292.01	0.86	Commercial	N/A	120,362	N/A	166,130	0.30	N/A	N/A	N/A	N/A	N/A
3810413300	61,836.64	1.42											
3810413500	26,998.81	0.62											
3810413000	27,875.50	0.64											
3810403800	74,237.25	1.70											
3810413600	30,004.87	0.69											
3810413200	78,112.58	1.79											
3810413400	10,920.09	0.25											
3810412700	51,346.99	1.18											
3810412800	90,563.12	2.08											
3810412900	26,095.23	0.60											
3810412500	25,118.71	0.58											
3810412600	13,364.23	0.31											
SITE C TOTALS	553,766.02	12.71											
SITE D - Costco Site													
3810411900	609,430.86	13.99	Commercial	N/A	272,287	N/A	395,156	0.30	N/A	N/A	N/A	N/A	N/A
3810411400	381,149.34	8.75											
3810411500	101,262.69	2.32											
3810412400	86,399.55	1.98											
3810411300	17,869.95	0.41											
3810412000	16,930.23	0.39											
3810411200	21,986.67	0.50											
3810410900	14,232.88	0.33											
3810413700	58,696.24	1.35											
3810410700	9,226.95	0.21											
SITE D TOTALS	1,317,185.35	30.24			272,287		395,156						

APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***	
SITE E - Mission Gorge Shopping Center														
3815302900	2,192.00	0.05	Commercial	N/A	113,037	N/A	134,971	0.30	N/A	N/A	N/A	N/A	N/A	
3815302200	7,816.00	0.18												
3815302300	6,158.00	0.14												
3815301100	83,200.00	1.91												
3815302400	11,439.00	0.26												
3815302500	4,947.00	0.11												
3815302000	31,622.00	0.73												
3815302600	8,093.00	0.19												
3815302700	9,588.00	0.22												
3815302800	208,576.00	4.79												
3815302100	14,051.00	0.32												
3815301600	15,278.00	0.35												
3815301700	12,825.00	0.29												
3815301400	34,118.00	0.78												
SITE E TOTALS	449,903.00	10.33												
SITE F - Trolley Square Site														
3810520500	470,142.12	10.79	Commercial	N/A	486,000	N/A	580,726	0.30	N/A	N/A	N/A	N/A	N/A	
3810520700	53,865.39	1.24												
3810520800	56,341.42	1.29												
3810520100	457,400.33	10.50												
3810520900	46,343.34	1.06												
3810521000	74,143.84	1.70												
3810520300	294,767.48	6.77												
3810520400	70,561.25	1.62												
3810520200	166,404.00	3.82												
3810520600	52,387.98	1.20												
3810521100	143,395.57	3.29												
3810521200	50,001.32	1.15												
SITE F TOTALS	1,935,754.03	44.44												
SITE G - Karl Strauss Site														
3810506400	441,204.52	10.13	Commercial	N/A	N/A	N/A	132,361	0.30	N/A	N/A	N/A	N/A	N/A	
SITE G TOTALS	441,204.52	10.13					132,361							
SITE H - Civic Center Site														
3810507604	256,121.16	5.88	TC-R-14	N/A	N/A	128	N/A	N/A	N/A	128	128	N/A	128	
3810506600	293,461.76	6.74	TC-Civic		N/A	N/A	88,038.53	0.30	N/A	N/A	N/A	N/A	N/A	
3810506709	169,628.02	3.89	TC-Civic		1856	N/A	50,888.41	0.30	N/A	N/A	N/A	N/A	N/A	
3810507500	297,001.44	6.82	TC-R-22		N/A	172	N/A	N/A	N/A	N/A	172	172	N/A	172
3810507100	23,841.57	0.55	Park/Open Space		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SITE H TOTALS	1,040,053.96	23.88			1856	300	146,079.41			300	300		300	



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SITE I - Vacant Site (Parcel 6)													
3810508200 (16A)	483,951.60	11.11	TC-R-30	30-36 DU/AC	N/A	N/A	181,482	N/A	10%	333	400	120	520
3810508200 (16B)	375,051.60	8.61	TC-R-14	14-22 DU/AC	N/A	N/A	90,012	N/A	10%	121	189	N/A	189
3810508200	475,070.19	10.91	Office Commercial	N/A	N/A	N/A	142,521	0.30	N/A	N/A	N/A	N/A	N/A
3810508200	158,326.00	11.11	Park/Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SITE I TOTALS	1,492,399.39	41.74					414,015			454	589	120	709
SITE J - HD Supply/County Treasurer/Fire Station													
3810508300	159,183.05	3.65	Office Commercial	N/A	83,257	N/A	180,942	0.30	N/A	N/A	N/A	N/A	N/A
3810505900	358,745.46	8.24											
3810504400	25,713.00	0.59											
3810503700	59,499.69	1.37											
SITE J TOTALS	603,141.19	13.85			83,257		180,942						
SITE K - Institutional - Las Colinas													
3810508000	1,916,126.09	43.99	Institutional	N/A	236,780	N/A	236,780	Assumes no change	N/A	N/A	N/A	N/A	N/A
SITE K TOTALS	1,916,126.09	43.99			236,780		236,780						
SITE L - Polo Barn Site													
3810508100 (20A)	337,590.00	7.75	TC-R-22	22 to 30 DU/AC	N/A	N/A	118,157	N/A	10%	171	233	70	303
3810508100 (20B)	435,600.00	10.00	TC-R-30	30 to 36 DU/AC	N/A		N/A	N/A	N/A	300	360	108	468
3810508100	195,584.40	4.49	Park/Open Space	N/A	3,288		58,675	0.30	N/A	N/A	N/A	N/A	N/A
SITE L TOTALS	968,774.40	22.24			3,288		176,832			471	593	178	771
SITE M - R-22 Along Park Ave													
3841031100	54,592.00	1.25	TC-R-22	22 to 30 DU/AC	17,124	N/A	N/A			28	38	11	49
3841054400	70,379.56	1.62			15,911	N/A	N/A			36	48	14	62
3841040600	18,122.41	0.42			1					9	12	4	16
3841040700	5,126.15	0.12			1					3	4	1	5
3841061300	6,823.66	0.16			1					3	5	2	7
3841061200	14,372.87	0.33			1					7	10	3	13
3841061500	14,008.24	0.32			1					7	10	3	13
3841061400	7,315.35	0.17			1					4	5	2	7
3841061600	26,306.15	0.60			1					13	18	5	23
3841061000	8,890.12	0.20			1	N/A	N/A			4	6	2	8
3841060200	4,047.16	0.09			1					2	3	1	4
3841060100	13,449.53	0.31			1					7	9	3	12
3841054000	26,423.22	0.61			1					13	18	5	23
3841053300	15,043.49	0.35			1					8	10	3	13
3841030900	8,975.23	0.21			1					5	6	2	8
3841030800	9,097.02	0.21			1					5	6	2	8
3841030700	11,708.34	0.27			1					6	8	2	10

APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
SITE M - R-22 Along Park Ave (Continued)													
3841030500	15,994.60	0.37	TC-R-22	22 to 30 DU/AC	N/A	1	N/A	N/A	N/A	8	11	3	14
3841020900	9,253.50	0.21				1				5	6	2	8
3841020800	8,337.69	0.19				1				4	6	2	8
3841020300	13,155.21	0.30				1				7	9	3	12
3841020200	14,176.38	0.33				1				7	10	3	13
3841020700	14,648.30	0.34				1				7	10	3	13
3841011500	18,084.50	0.42				1				9	12	4	16
3841011800	9,668.83	0.22				1				5	7	2	9
3841011900	14,859.53	0.34				1				8	10	3	13
3841011400	24,406.21	0.56				1				12	17	5	22
3841011600	14,596.25	0.34				1				7	10	3	13
3841011700	9,293.83	0.21				1				5	6	2	8
3841011100	9,207.45	0.21				1				5	6	2	8
3841011200	9,491.11	0.22				1				5	7	2	9
3841010800	16,288.28	0.37				1				8	11	3	14
3841091700	7,793.76	0.18				1				4	5	2	7
3841091500	8,298.28	0.19				1				4	6	2	8
3841091400	8,643.69	0.20				1				4	6	2	8
3841091300	8,545.70	0.20				1				4	6	2	8
3841091200	8,627.28	0.20				1				4	6	2	8
3841091100	6,978.72	0.16				1				4	5	2	7
3841091900	10,675.82	0.25				1				5	7	2	9
3841092200	9,783.69	0.22				1				5	7	2	9
3841092100	19,772.28	0.45				1				10	14	4	18
3841083000	11,371.48	0.26				1				6	8	2	10
3841082700	13,981.75	0.32				1				7	10	3	13
3841081800	8,668.30	0.20				1				4	6	2	8
3841081700	8,571.43	0.20				1				4	6	2	8
3841081500	8,489.64	0.19				1				4	6	2	8
3841083300	17,468.24	0.40				1				9	12	4	16
3841083400	18,307.06	0.42				1				9	13	4	17
3841082500	10,577.21	0.24				1				5	7	2	9
3841071400	13,245.32	0.30				1				7	9	3	12
3841072400	6,483.93	0.15				1				3	4	1	5
3841071700	8,611.30	0.20				1				4	6	2	8
3841071600	8,789.93	0.20				1				4	6	2	8
3841072200	13,829.80	0.32	1	7	10	3	13						
3841072800	6,143.02	0.14	1	3	4	1	5						
3841072000	5,520.68	0.13	1	3	4	1	5						
3841072900	32,531.30	0.75	1	16	22	7	29						
SITE M TOTALS	79,7851.77	18.32			33,035	55				403	549	168	717

APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
SITE N - San Diego River													
3810507700	2,603,361.84	59.76	Floodway/ Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3810505500	117,614.07	2.70											
3810505700	131,116.93	3.01											
3810507800	30,929.29	0.71											
3810506000	80,955.33	1.86											
3810506100	62,788.38	1.44											
3810507900	30,925.67	0.71											
3811608000	327,901.36	7.53											
3817607700	354,942.95	8.15											
3811608200	136,259.86	3.13											
3810404200	1,738,044.00	39.90											
SITE N TOTALS	5,614,839.68	128.90											
SITE O - Park / Open Space (east of San Diego River)													
3817607700	354,942.95	8.15	Park/Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3811608200	136,259.86	3.13											
3810506900	461,082.89	10.59											
SITE O TOTALS	952,285.70	21.86											
SITE P - Sportsplex/Town Center Community Park													
3810511400	2,362,596.30	54.24	Park/Open Space	N/A	32,970	N/A	775,670	0.30	N/A	N/A	N/A	N/A	N/A
3810510900	222,970.98	5.12											
SITE P TOTALS	2,585,567.28	59.36			32,970		775,670						
SITE Q - Riverwalk													
3817400100	1,680.00	0.04	TC-R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	1	1	N/A	1
3817400200	1,320.01	0.03								1	1		1
3817400300	1,319.99	0.03								1	1		1
3817400400	1,320.03	0.03								1	1		1
3817400500	1,320.06	0.03								1	1		1
3817400600	1,320.02	0.03								1	1		1
3817400700	1,320.04	0.03								1	1		1
3817400800	1,678.51	0.04								1	1		1
3817400900	1,680.01	0.04								1	1		1
3817401000	1,320.00	0.03								1	1		1
3817401100	1,320.03	0.03								1	1		1
3817401200	1,320.01	0.03								1	1		1
3817401300	1,319.98	0.03								1	1		1
3817401400	1,319.98	0.03								1	1		1
3817401500	1,680.08	0.04								1	1		1
3817401600	1,679.42	0.04								1	1		1



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SITE Q - Riverwalk (Continued)													
3817401700	1,319.99	0.03	TC-R-14	14 to 22 DU/AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1
3817401800	1,319.99	0.03				1				1	1		
3817401900	1,319.99	0.03				1				1	1		
3817402000	1,320.01	0.03				1				1	1		
3817402100	1,679.37	0.04				1				1	1		
3817402200	1,679.37	0.04				1				1	1		
3817402300	1,319.98	0.03				1				1	1		
3817402400	1,320.05	0.03				1				1	1		
3817402500	1,319.94	0.03				1				1	1		
3817402500	1,679.43	0.04				1				1	1		
3817402700	1,680.02	0.04				1				1	1		
3817402800	1,319.97	0.03				1				1	1		
3817402900	1,319.98	0.03				1				1	1		
3817403000	1,319.98	0.03				1				1	1		
3817403100	1,320.03	0.03				1				1	1		
3817403200	1,320.03	0.03				1				1	1		
3817403300	1,680.03	0.04				1				1	1		
3817403400	1,680.05	0.04				1				1	1		
3817403500	1,319.93	0.03				1				1	1		
3817403600	1,319.98	0.03				1				1	1		
3817403700	1,319.98	0.03				1				1	1		
3817403800	1,320.01	0.03				1				1	1		
3817403900	1,319.99	0.03				1				1	1		
3817404000	1,680.03	0.04				1				1	1		
3817404100	1,679.94	0.04				1				1	1		
3817404200	1,319.98	0.03				1				1	1		
3817404300	1,320.02	0.03				1				1	1		
3817404400	1,320.02	0.03				1				1	1		
3817404500	1,320.01	0.03				1				1	1		
3817404500	1,677.88	0.04				1				1	1		
3817404700	1,680.04	0.04	1	1	1								
3817404800	1,320.02	0.03	1	1	1								
3817404900	1,320.02	0.03	1	1	1								
3817405000	1,320.01	0.03	1	1	1								
3817405100	1,320.02	0.03	1	1	1								



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
SITE Q - Riverwalk (Continued)													
3817405200	1,320.05	0.03				1				1	1		1
3817405300	1,320.00	0.03				1				1	1		1
3817405400	1,680.10	0.04				1				1	1		1
3817405500	1,680.01	0.04				1				1	1		1
3817405600	1,320.00	0.03				1				1	1		1
3817405700	1,320.04	0.03				1				1	1		1
3817405800	1,320.04	0.03				1				1	1		1
3817405900	1,320.04	0.03				1				1	1		1
3817406000	1,320.02	0.03				1				1	1		1
3817406100	1,320.05	0.03				1				1	1		1
3817406200	1,678.61	0.04				1				1	1		1
3817410100	3,671.19	0.08				1				1	1		1
3817410200	3,494.81	0.08				1				1	1		1
3817410300	3,144.03	0.07				1				1	1		1
3817410400	3,666.43	0.08				1				1	1		1
3817410500	3,141.50	0.07				1				1	1		1
3817410600	3,489.00	0.08				1				1	1		1
3817410700	3,661.88	0.08				1				1	1		1
3817410800	3,486.00	0.08				1				1	1		1
3817410900	3,136.16	0.07	TC-R-14	14 to 22 DU/AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1
3817411000	3,657.34	0.08				1				1	1		1
3817411100	3,133.38	0.07				1				1	1		1
3817411200	3,654.30	0.08				1				1	1		1
3817411300	3,347.55	0.08				1				1	1		1
3817411400	3,359.97	0.08				1				1	1		1
3817411500	2,880.01	0.07				1				1	1		1
3817411600	3,200.02	0.07				1				1	1		1
3817411700	3,359.96	0.08				1				1	1		1
3817411800	2,879.99	0.07				1				1	1		1
3817411900	3,199.98	0.07				1				1	1		1
3817412000	2,880.04	0.07				1				1	1		1
3817412100	3,359.96	0.08				1				1	1		1
3817412200	2,879.99	0.07				1				1	1		1
3817412300	3,360.07	0.08				1				1	1		1
3817412400	3,359.99	0.08				1				1	1		1
3817412500	3,359.94	0.08				1				1	1		1
3817412600	2,880.02	0.07				1				1	1		1
3817412700	3,360.00	0.08				1				1	1		1
3817412800	2,879.96	0.07				1				1	1		1



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.) ^a	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption ^{**}	Total Dwelling Units ^{***}
SITE Q - Riverwalk (Continued)													
3817412900	3,359.89	0.08	TC R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	1	1	N/A	1
3817413000	2,879.97	0.07								1	1		1
3817413100	3,359.96	0.08								1	1		1
3817413200	3,199.99	0.07								1	1		1
3817413300	3,359.96	0.08								1	1		1
3817413400	2,879.98	0.07								1	1		1
3817413500	3,442.36	0.08								1	1		1
3817413600	5,197.21	0.12								1	1		1
3817413700	3,366.68	0.08								1	1		1
3817413800	3,359.95	0.08								1	1		1
3817413900	2,880.09	0.07								1	1		1
3817414000	3,360.02	0.08								1	1		1
3817414100	3,199.96	0.07								1	1		1
3817414200	3,359.98	0.08								1	1		1
3817414300	3,360.06	0.08								1	1		1
3817414400	3,360.08	0.08								1	1		1
3817414500	2,879.90	0.07								1	1		1
3817414600	3,359.96	0.08								1	1		1
3817414700	2,879.91	0.07								1	1		1
3817414800	2,879.98	0.07								1	1		1
3817414900	3,199.97	0.07								1	1		1
3817415000	2,866.89	0.07								1	1		1
3817415100	3,576.81	0.08								1	1		1
3817415200	3,422.04	0.08								1	1		1
3817415300	3,345.50	0.08								1	1		1
3817415400	2,879.95	0.07								1	1		1
3817415500	3,431.90	0.08								1	1		1
3817415600	3,526.20	0.08								1	1		1
3817415700	3,528.02	0.08								1	1		1
3817415800	3,024.12	0.07								1	1		1
3817415900	3,023.98	0.07								1	1		1
3817416000	3,360.07	0.08								1	1		1
3817416100	3,786.61	0.09	1	1	1								
3817416200	3,263.34	0.07	1	1	1								
3817416300	3,272.22	0.08	1	1	1								
3817416400	3,832.92	0.09	1	1	1								
3817416500	3,201.41	0.07	1	1	1								
3817416600	3,569.98	0.08	1	1	1								



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
SITE Q - Riverwalk (Continued)													
3817416700	3,059.97	0.07	TC-R-14	14 to 22 DU/AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1
3817416800	3,569.94	0.08				1				1	1		
3817416900	3,060.03	0.07				1				1	1		
3817417000	3,569.87	0.08				1				1	1		
3817417100	3,059.36	0.07				1				1	1		
3817420100	1,680.03	0.04				1				1	1		
3817420200	1,319.98	0.03				1				1	1		
3817420300	1,320.05	0.03				1				1	1		
3817420400	1,320.00	0.03				1				1	1		
3817420500	1,319.98	0.03				1				1	1		
3817420600	1,319.94	0.03				1				1	1		
3817420700	1,319.99	0.03				1				1	1		
3817420800	1,680.00	0.04				1				1	1		
3817420900	1,680.01	0.04				1				1	1		
3817421000	1,320.02	0.03				1				1	1		
3817421100	1,320.03	0.03				1				1	1		
3817421200	1,320.00	0.03				1				1	1		
3817421300	1,319.98	0.03				1				1	1		
3817421400	1,319.99	0.03				1				1	1		
3817421500	1,320.04	0.03				1				1	1		
3817421600	1,680.01	0.04				1				1	1		
3817421700	1,679.97	0.04				1				1	1		
3817421800	1,320.01	0.03				1				1	1		
3817421900	1,320.01	0.03				1				1	1		
3817422000	1,320.03	0.03				1				1	1		
3817422100	1,319.94	0.03				1				1	1		
3817422200	1,320.01	0.03				1				1	1		
3817422300	1,320.03	0.03				1				1	1		
3817422400	1,680.05	0.04				1				1	1		
3817422500	1,680.00	0.04				1				1	1		
3817422600	1,320.00	0.03				1				1	1		
3817422700	1,320.00	0.03				1				1	1		
3817422800	1,320.00	0.03	1	1	1								
3817422900	1,319.91	0.03	1	1	1								
3817423000	1,320.07	0.03	1	1	1								
3817423100	1,320.02	0.03	1	1	1								



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
SITE Q - Riverwalk (Continued)													
3817423200	1,680.01	0.04	TC-R-14	14 to 22 DU/AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1
3817423300	1,680.04	0.04				1				1	1		
3817423400	1,320.00	0.03				1				1	1		
3817423500	1,320.01	0.03				1				1	1		
3817423600	1,320.00	0.03				1				1	1		
3817423700	1,320.05	0.03				1				1	1		
3817423800	1,320.00	0.03				1				1	1		
3817423900	1,320.03	0.03				1				1	1		
3817424000	1,679.95	0.04				1				1	1		
3817424100	1,680.01	0.04				1				1	1		
3817424200	1,319.94	0.03				1				1	1		
3817424300	1,320.02	0.03				1				1	1		
3817424400	1,320.01	0.03				1				1	1		
3817424500	1,319.98	0.03				1				1	1		
3817424600	1,320.04	0.03				1				1	1		
3817424700	1,320.02	0.03				1				1	1		
3817424800	1,679.95	0.04				1				1	1		
3817424900	1,679.98	0.04				1				1	1		
3817425000	1,319.99	0.03				1				1	1		
3817425100	1,680.02	0.04				1				1	1		
3817425200	1,680.04	0.04				1				1	1		
3817425300	1,319.94	0.03				1				1	1		
3817425400	1,320.05	0.03				1				1	1		
3817425500	1,319.98	0.03				1				1	1		
3817425600	1,319.98	0.03				1				1	1		
3817425700	1,319.95	0.03				1				1	1		
3817425800	1,320.01	0.03				1				1	1		
3817425900	1,319.96	0.03				1				1	1		
3817426000	1,320.03	0.03				1				1	1		
3817426100	1,679.93	0.04				1				1	1		
3817426200	1,680.02	0.04				1				1	1		
3817426300	1,320.07	0.03				1				1	1		
3817426400	1,319.96	0.03				1				1	1		
3817426500	1,320.02	0.03				1				1	1		
3817426600	1,319.97	0.03				1				1	1		
3817426700	1,319.99	0.03				1				1	1		
3817426800	1,319.98	0.03				1				1	1		



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***							
SITE Q - Riverwalk (Continued)																				
3817426900	1,320.05	0.03	TC R-14	14 to 22 DU/AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1							
3817427000	1,680.01	0.04				1				1	1									
3817427100	1,680.01	0.04				1				1	1									
3817427200	1,320.01	0.03				1				1	1									
3817427300	1,319.92	0.03				1				1	1									
3817427400	1,320.01	0.03				1				1	1									
3817427500	1,319.97	0.03				1				1	1									
3817427600	1,320.02	0.03				1				1	1									
3817427700	1,680.00	0.04				1				1	1									
3817427800	1,680.01	0.04				1				1	1									
3817427900	1,320.04	0.03				1				1	1									
3817428000	1,320.01	0.03				1				1	1									
3817428100	1,319.99	0.03				1				1	1									
3817428200	1,320.04	0.03				1				1	1									
3817428300	1,319.99	0.03				1				1	1									
3817428400	1,320.00	0.03				1				1	1									
3817428500	1,679.93	0.04				1				1	1									
3817406300	30,077.66	0.69				N/A (Common areas)				N/A (Common areas)	N/A (Common areas)		N/A (Common areas)	N/A (Common areas)	N/A (Common areas)	N/A (Common areas)	N/A (Common areas)	N/A (Common areas)	N/A (Common areas)	N/A (Common areas)
3817406400	27,760.02	0.64																		
3817417200	15,084.43	0.35																		
3817406500	51,073.61	1.17																		
3817417400	5,707.40	0.13																		
3817417500	12,661.35	0.29																		
3817417600	11,197.39	0.26																		
3817417700	12,585.32	0.29																		
3817428600	14,690.74	0.34																		
3817428700	10,028.21	0.23																		
3817428800	2,639.75	0.06																		
3817428900	2,673.90	0.06																		
3817429000	16,189.03	0.37																		
3817429100	19,513.28	0.45																		
3817418100	14,845.27	0.34																		
3817418200	7,887.58	0.18																		
3817429200	23,967.99	0.55																		
3817429300	26,747.75	0.61																		
3817429400	7,021.60	1.61																		
SITE Q TOTALS	818,220.51	18.78				218				218	218		218							



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.) ^a	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption ^{**}	Total Dwelling Units ^{***}
SITE R - San Remo													
3813113600	6,641	0.15	TC-R-2	2 to 6 DU/ AC	N/A (residential development)	1	N/A	N/A	N/A	1	1	N/A	1
3813113800	5,819	0.13				1				1	1		
3813114000	6,119	0.14				1				1	1		
3813114200	6,264	0.14				1				1	1		
3813114400	6,202	0.14				1				1	1		
3813110400	6,300	0.14				1				1	1		
3813114600	6,762	0.16				1				1	1		
3813110600	7,029	0.16				1				1	1		
3813110800	5,949	0.14				1				1	1		
3813110900	6,041	0.14				1				1	1		
3813111000	5,719	0.13				1				1	1		
3813111100	5,677	0.13				1				1	1		
3813111200	5,682	0.13				1				1	1		
3813111300	5,626	0.13				1				1	1		
3813111400	5,853	0.13				1				1	1		
3813111500	5,579	0.13				1				1	1		
3813111600	5,448	0.13				1				1	1		
3813111700	5,574	0.13				1				1	1		
3813111800	5,854	0.13				1				1	1		
3813111900	6,405	0.15				1				1	1		
3813112000	5,682	0.13				1				1	1		
3813112100	5,238	0.12				1				1	1		
3813112200	5,455	0.13				1				1	1		
3813112300	6,527	0.15				1				1	1		
3813112400	5,448	0.13				1				1	1		
3813112500	5,460	0.13				1				1	1		
3813112600	5,255	0.12				1				1	1		
3813112700	5,605	0.13				1				1	1		
3813112800	6,070	0.14				1				1	1		
3813112900	5,778	0.13				1				1	1		
3813113000	5,581	0.13				1				1	1		
3813113100	6,274	0.14				1				1	1		
3813113200	6,351	0.15				1				1	1		
3813113300	5,909	0.14				1				1	1		
3813113400	5,813	0.13				1				1	1		
3813113500	6,050	0.14				1				1	1		
SITE R TOTALS	213,039	4.89				36				36	36		36



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
SITE S - Parkway													
3810322900	99,579.61	2.29	Open Space/ Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3810323000	10,800.08	0.25											
SITE S TOTALS	110,379.69	2.53											
SITE T - Vacant Site (R-14)													
3810320800	47,051.31	1.08	TC-R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	15	24	N/A	24
3810320700	45,289.93	1.04								15	23		23
SITE T TOTALS	92,341.24	2.12							30	47		47	
SITE U - The Addison (R-14)													
3810322700	92,816.69	2.13	TC-R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	30	47	N/A	47
3810323200	17,557.20	0.40								1	9		9
3810323400	19,918.56	0.46								1	10		10
SITE U TOTALS	130,292.45	2.99							42	66		66	
SITE V - The Lakes (R-14)													
3810321389	214,803.00	4.93	TC-R-14	14 to 22 DU/AC	N/A	89	N/A	N/A	N/A	69	108	N/A	108
SITE V TOTALS	214,803.00	4.93				89				69	108		108
SITE W - Edgemoor Hospital													
3810511600	462,610.54	10.62	Institutional	N/A	130,513	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SITE W TOTALS	462,610.54	10.62			130,513								
SITE X - Vacant Site (R-14)													
3810511700	492,513.81	11.31	TC-R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	158	249	N/A	249
SITE X TOTALS	492,513.81	11.31								158	249		249
SITE Y - Vacant Site (R-14)													
3810511800	913,217.61	20.96	TC-R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	294	461	N/A	461
SITE Y TOTALS	913,217.61	20.96								294	461		461



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
SITE Z - Walker Trails													
3817600100	3,968.05	0.09	TC-R-7	7 to 14 DU/AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1
3817600200	3,645.00	0.08				1				1	1		
3817600300	3,806.99	0.09				1				1	1		
3817600400	3,644.99	0.08				1				1	1		
3817600500	3,790.77	0.09				1				1	1		
3817600600	3,560.21	0.08				1				1	1		
3817600700	3,842.98	0.09				1				1	1		
3817600800	3,717.23	0.09				1				1	1		
3817600900	4,970.13	0.11				1				1	1		
3817601000	5,876.18	0.13				1				1	1		
3817601100	4,023.61	0.09				1				1	1		
3817601200	3,825.31	0.09				1				1	1		
3817601300	3,699.71	0.08				1				1	1		
3817601400	4,044.26	0.09				1				1	1		
3817601500	3,872.53	0.09				1				1	1		
3817601600	4,045.04	0.09				1				1	1		
3817601700	4,287.16	0.10				1				1	1		
3817601800	3,446.06	0.08				1				1	1		
3817601900	3,439.98	0.08				1				1	1		
3817602000	3,760.00	0.09				1				1	1		
3817602100	3,440.02	0.08				1				1	1		
3817602200	3,440.01	0.08				1				1	1		
3817602300	4,407.47	0.10				1				1	1		
3817602400	3,659.78	0.08				1				1	1		
3817602500	3,440.01	0.08				1				1	1		
3817602600	3,759.98	0.09				1				1	1		
3817602700	3,458.38	0.08				1				1	1		
3817602800	3,641.24	0.08				1				1	1		
3817602900	3,885.51	0.09				1				1	1		
3817603000	3,450.17	0.08				1				1	1		
3817603100	3,760.01	0.09				1				1	1		
3817603200	3,440.00	0.08				1				1	1		
3817603300	3,919.91	0.09				1				1	1		
3817603400	3,759.91	0.09	1	1	1								
3817603500	3,440.11	0.08	1	1	1								
3817603600	4,015.59	0.09	1	1	1								
3817603700	3,899.23	0.09	1	1	1								
3817603800	4,010.84	0.09	1	1	1								
3817603900	4,670.40	0.11	1	1	1								
3817604000	3,888.33	0.09	1	1	1								



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***							
SITE Z - Walker Trails (Continued)																				
3817604100	3,526.00	0.08	TC-R-7	7 to 14 DU/AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1							
3817604200	3,525.93	0.08				1				1	1									
3817604300	4,049.27	0.09				1				1	1									
3817604400	3,526.13	0.08				1				1	1									
3817604500	3,526.08	0.08				1				1	1									
3817604600	3,854.11	0.09				1				1	1									
3817604700	3,526.07	0.08				1				1	1									
3817604800	3,526.12	0.08				1				1	1									
3817604900	3,526.01	0.08				1				1	1									
3817605000	4,254.57	0.10				1				1	1									
3817605100	3,567.67	0.08				1				1	1									
3817605200	3,690.36	0.08				1				1	1									
3817605300	4,020.63	0.09				1				1	1									
3817605400	3,542.79	0.08				1				1	1									
3817605500	3,854.00	0.09				1				1	1									
3817605600	4,307.27	0.10				1				1	1									
3817605700	5,378.76	0.12				1				1	1									
3817605800	5,347.93	0.12				1				1	1									
3817605900	4,742.19	0.11				1				1	1									
3817606000	5,532.45	0.13				1				1	1									
3817606100	3,766.31	0.09				1				1	1									
3817606200	3,431.20	0.08				1				1	1									
3817606300	4,051.55	0.09				1				1	1									
3817606400	3,413.91	0.08				1				1	1									
3817606500	3,482.35	0.08				1				1	1									
3817606600	3,807.02	0.09				1				1	1									
3817606700	3,664.45	0.08				1				1	1									
3817606800	18,931.41	0.43																		
3817606900	3,973.51	0.09																		
3817607000	2,829.49	0.06																		
3817607100	2,067.78	0.05											N/A (common areas)			N/A (common areas)	N/A (common areas)		N/A (common areas)	
3817607200	1,861.11	0.04																		
3817607300	1,640.04	0.04																		
3817607400	495.26	0.01																		
3817607500	874.04	0.02																		
3817607600	53,478.97	1.23																		
SITE Z TOTALS	347,245.81	7.97				67					67		67							



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
SITE ZZ - Off-Broadway													
3816822100	242,212.15	5.56	Commercial	N/A	90,563	N/A	115,188	N/A	N/A	N/A	N/A	N/A	N/A
3816822500	22,848.29	0.52											
3816822209	68,300.92	1.57											
3816822400	15,930.97	0.37											
3816822300	34,668.86	0.80											
SITE ZZ TOTALS	383,961.19	8.81			90,563		115,188						
TOWN CENTER SPECIFIC PLAN AREA TOTALS	26,167,199 ****	608 ****	-	-	1,756,567	814	3,538,138 *	N/A	N/A	2,622	3,441	513 **	3,954 ***

* Non-residential buildings square footage assumes either FAR or Mixed-Use Overlay (Site Units U), where applicable (assumption indicated in the table)

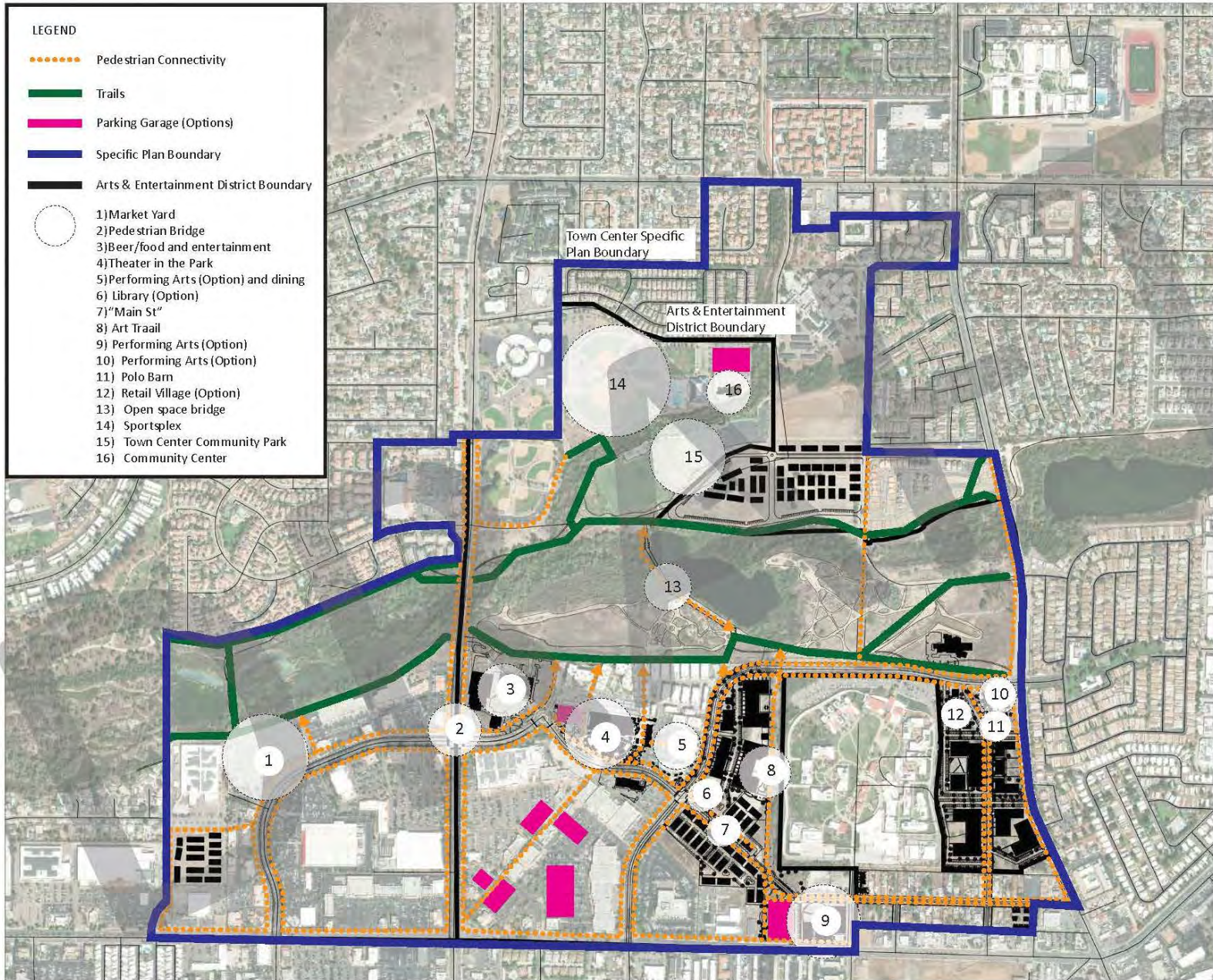
** Assuming 30% density bonus

*** Maximum Allowable Number of Dwelling Units + Density Bonus Assumption





**** Total square footage and acreage excludes right-of-way parcels

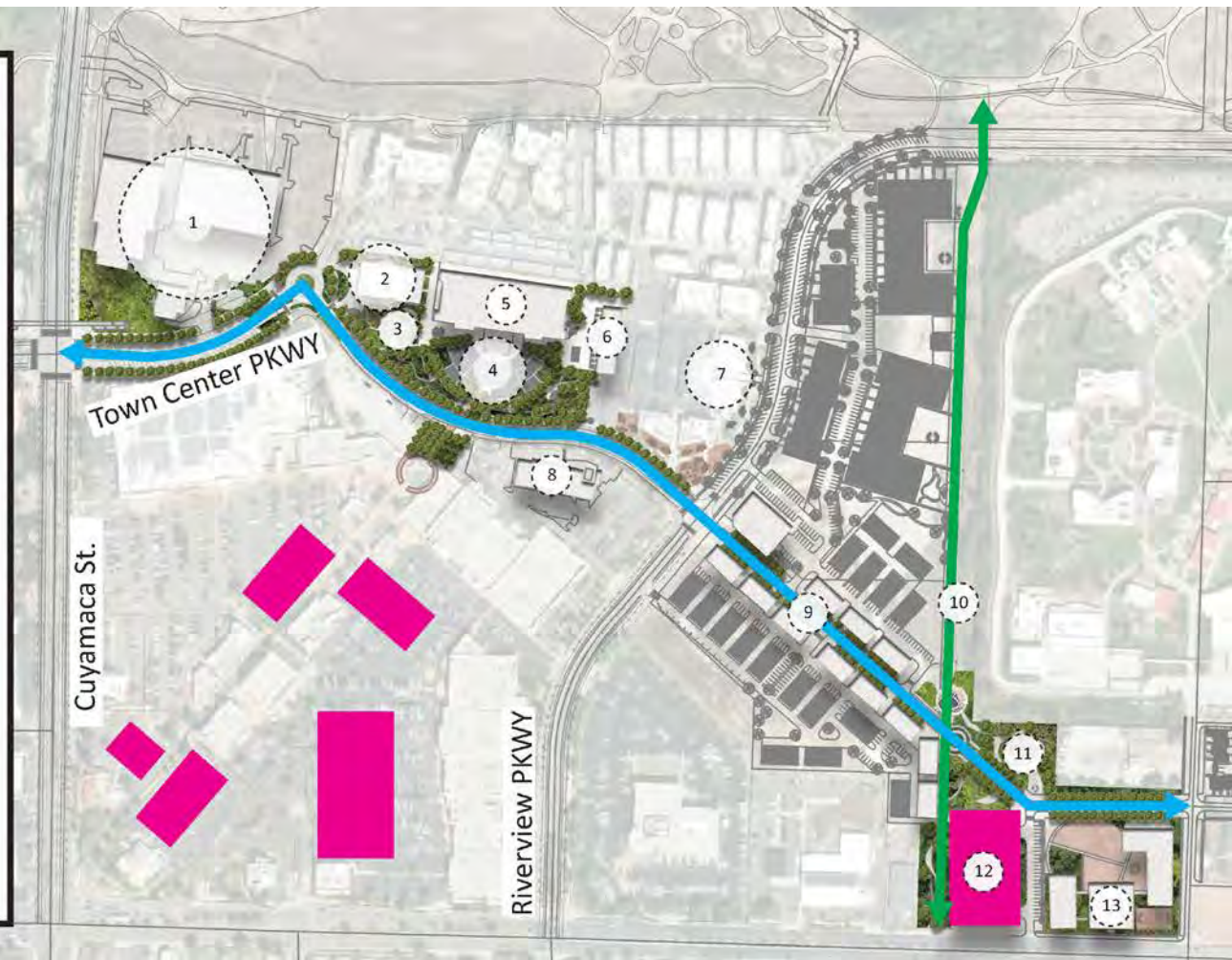


EXHIBIT E: SITE PLAN CONCEPTS & ILLUSTRATIONS



LEGEND

-  Las Colinas Art Trail
-  Town Center Pkwy
-  Parking Garage (Options)
-  1) Karl Strauss
2) Performance Studio (Option)
3) Recreation area
4) Amphitheater (Option)
5) Movie theater
6) Restaurant
7) Food Hall/Dance studio
8) Hotel
9) "Main St"
10) Art trail
11) Patriot Point & Park
12) Parking garage (Option)
13) Performing Arts Center (Option)



- LEGEND**
- 1) THEATER
 - 2) PERFORMING ARTS
 - 3) SPLASH PAD
 - 4) AMPHITHEATER
 - 5) DANCE STUDIOS
 - 6) RESTAURANT
 - 7) FOOD HALL
 - 8) LIBRARY



Theater Site_Option 1

- LEGEND**
- 1) THEATER
 - 2) PARKING GARAGE
 - 3) SPLASH PAD
 - 4) DINING GARDEN
 - 5) DANCE STUDIOS
 - 6) RESTAURANT
 - 7) FOOD HALL
 - 8) LIBRARY



Theater Site Option 2

- LEGEND**
- 1) LIBRARY
 - 2) "MAIN ST."
 - 3) ART TRAIL
 - 5) SHADED PATHS
 - 6) SPLASH PAD



Parcel 6 Option 1

DRAFT_Town Center Specific Plan Update - 9/13/23



M.W. STEELE GROUP
ARCHITECTURE | PLANNING

- LEGEND**
- 1) "MAIN ST."
 - 2) ART TRAIL
 - 3) SHADED PATHS
 - 4) SEATING AREA
 - 5) SPLASH PAD



Parcel 6 Option 2

DRAFT_Town Center Specific Plan Update - 9/13/23



M.W. STEELE GROUP
ARCHITECTURE | PLANNING

- LEGEND**
- 1) THEATER
 - 2) DANCE STUDIO
 - 3) PERFORMING ARTS PLAZA
 - 4) SPLASH PAD
 - 5) ART TRAIL
 - 6) PARKING GARAGE
 - 7) PERFORMANCE PLAZA



Commercial site - Option 1

- LEGEND**
- 1) RESTAURANT
 - 2) HOTEL
 - 3) SPLASH PAD
 - 4) ART TRAIL
 - 5) PARKING GARAGE
 - 6) DINING PLAZA



Commercial site - Option 2

DRAFT_Town Center Specific Plan Update - 9/13/23



M.W. STEELE GROUP
ARCHITECTURE | PLANNING

- LEGEND
- 1) POLO BARN
 - 2) PERFORMING ARTS
 - 3) RETAIL VILLAGE



4) LIVE WORK

Parcel 20_Option 1

DRAFT_Town Center Specific Plan Update - 9/13/23



M.W. STEELE GROUP
ARCHITECTURE | PLANNING

LEGEND

- 1) POLO BARN
- 2) PERFORMING ARTS
- 3) DANCE STUDIO





Open Space Bridge

DRAFT_Town Center Specific Plan Update - 9/13/23



MEETING DATE September 13, 2023

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING A LIEN AND DEVELOPMENT IMPACT FEE PAYMENT DEFERRAL AGREEMENT FOR PHASE 4 OF THE LANTERN CREST CONGREGATE CARE FACILITY PROJECT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT. LOCATION: 200 LANTERN CREST WAY (APN: 384-142-37). APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES LLC (MICHAEL GRANT)

DIRECTOR/DEPARTMENT Michael Coyne, Principal Planner 

SUMMARY

This item requests City Council's approval of a Lien and Development Impact Fee Payment Deferral Agreement for Phase 4 of the Lantern Crest Congregate Care Facility Project. Phase 4 of the subject project entails the construction of a 107-unit building that is part of the overall congregated care facility approved in 2008 under Conditional Use Permit P07-12. The grading plans have been approved, building permit plans are being prepared, and, at the time of issuance of the building permit, land development impact fees (DIFs) are typically collected per Santee Municipal Code Chapter 12.30. The developer had requested that payment of certain DIFs be deferred until occupancy. Presented for approval is an acceptable payment plan that triggers payment of some fees this fiscal year and defers others. Refer to Exhibit A of the attached Resolution for the Agreement.

This payment plan approach recognizes the unique project which, as designed, eliminates the developer's ability to otherwise phase construction, fee payments and occupancies. Specifically, the Park-in-Lieu Fee and the Public Facilities Fee would be paid this fiscal year (by June 30, 2024). Payment of the remaining Drainage Impact Fee, Traffic Mitigation Fee, the Traffic Signal Fee and the Regional Transportation Congestion Improvement Program (RTCIP) Fee would be collected at time of occupancy as documented in the Lien and Development Impact Fee Payment Deferral Agreement (Agreement). Deferred fees would become due at time of first occupancy. The Agreement stipulates that all DIF fee amounts due would be based on the fee rate in effect at the time of payment and not at time of the Agreement.

ENVIRONMENTAL REVIEW

The approval of the Lien and Development Impact Fee Payment Deferral Agreement is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080(a), CEQA Guidelines section 15378(b)(2), and CEQA Guidelines section 15061(b)(3).

FINANCIAL STATEMENT 

Deferral would result in delay of receipt of Drainage Impact, Traffic Mitigation, Traffic Signal, and RTCIP Fees in the amount of \$893,232.79. However, the project's required Park-in-Lieu and Public Facilities Fees in the amount of \$1,729,013.00 would be paid prior to the end of this fiscal year, which will contribute to the funding of certain Capital Improvement projects without adversely affecting construction schedules.



CITY ATTORNEY REVIEW N/A Completed

RECOMMENDATION *MSB*

Adopt the Resolution:

1. Authorizing the approval of the Lien and Development Impact Fee Payment Deferral Agreement for Lantern Crest Phase 4; and
2. Authorizing the City Manager to execute the Agreement.

ATTACHMENTS

Resolution

Exhibit A - Lien and Development Impact Fee Payment Deferral Agreement

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING A LIEN AND DEVELOPMENT IMPACT FEE PAYMENT DEFERRAL
AGREEMENT FOR PHASE 4 OF THE LANTERN CREST CONGREGATE CARE
FACILITY PROJECT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE
SAID AGREEMENT.**

LOCATION: 200 LANTERN CREST WAY (APN: 384-142-37).

**APPLICANT: SANTEE SENIOR RETIREMENT COMMUNITIES LLC
(MICHAEL GRANT)**

WHEREAS, the developer of the Lantern Crest Congregate Care Facility project is required to pay Development Impact Fees as a condition of project approval; and

WHEREAS, the payment of Development Impact Fees is required prior to building permit issuance, pursuant to Chapter 12.30 of the City of Santee Municipal Code, and would require total payment in the amount of \$2,622,245.79 under current Fiscal Year 2023-24 rates; 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, 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

RESOLUTION NO. _____

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 developer has requested that payment of the Development Impact Fees be deferred until occupancy; and

WHEREAS, Phase 4 of the subject project consists of 107 dwelling units in a single building, thereby eliminating the ability of the developer to phase construction, occupancy and payment of Development Impact Fees; and

WHEREAS, the City recognizes this is a unique project that would benefit from a Lien and Development Impact Fee Payment Deferral Agreement, attached hereto as Exhibit A; and

WHEREAS, the City is authorized under Government Code 66007 to defer the payment of development impact fees; and

WHEREAS, the attached Lien and Development Impact Fee Payment Deferral Agreement requires payment of Park-in-Lieu and Public Facilities Fees before the end of this fiscal year (by June 30, 2024), and defers Drainage Impact, Traffic Mitigation, Traffic Signal, and RTCIP Fees to time of occupancy; and

WHEREAS, the City Manager set the item for City Council's consideration on September 13, 2023; and

WHEREAS, the City Council considered the Staff Report and public testimony.

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

1. Authorize the approval of the Lien and Development Impact Fee Payment Deferral Agreement for Phase 4 of the Lantern Crest Congregate Care Facility Project; and
2. Authorize the City Manager to execute the Agreement.

RESOLUTION NO. _____

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 13th day of September 2023, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Attachment: Exhibit A – Lien and Development Impact Fee Payment Deferral Agreement

RECORDING REQUESTED BY, AND WHEN
RECORDED MAIL TO:

CITY OF SANTEE
10601 MAGNOLIA AVE
SANTEE, CA 92071

Attn: City Clerk

No transfer tax is due as this is a conveyance to a public
Agency of less than a fee interest for which no cash
consideration has been paid or received

For Recorder's Use Only

LIEN AND DEVELOPMENT IMPACT FEE PAYMENT AGREEMENT

THIS LIEN AND DEVELOPMENT IMPACT FEE PAYMENT AGREEMENT ("Agreement") is made and entered into as of _____, by and between Santee Senior Retirement Communities IV, LLC ("Owner"), and the CITY OF SANTEE, a California municipal corporation and charter city ("City") with reference to the following facts:

- A. Owner is the owner of that certain real property in the City of Santee, County of San Diego, State of California, more particularly described as follows: PARCEL 1 OF CITY OF SANTEE PARCEL MAP NO. 2022-01, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 22027, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23, 2023, AS DOCUMENT NO. 2023-7000383, OF OFFICIAL RECORDS.
- B. On August 27, 2008, the Santee City Council approved Conditional Use Permit 2007-12, a proposed congregate care facility known as Lantern Crest, originally addressed as 8549 Graves Avenue.
- C. On October 26, 2022, the Santee City council approved Resolution 131-2022 to divide the remaining undeveloped area into two parcels for Phase 4 (the "Project") and Phase 5. The Project for this phase (Phase 4) consists of a 107-unit building addressed as 200 Lantern Crest Way.
- D. Owner has or will apply for a building permit(s) for the Project.
- E. Upon the issuance of Building Permits, certain City Development Impact Fees ("Fees") are due and payable pursuant to City's Municipal Code Chapter 12.30, and California Government Code Sections 66000 et. seq. The Development Impact Fees are more particularly described in Paragraph 1 below. Other fees or charges related to the Project, but not included in Paragraph 1 below, shall still be due and payable to the City in accordance to the City Municipal Code. Omission of such additional fees and charges from this Agreement shall not be a waiver of the obligation of Owner to pay such additional fees and charges.
- F. The City has found that Drainage Impact, Traffic Mitigation, Traffic Signal, and Regional Transportation Congestion Improvement Program Fees are not immediately needed for public improvements required to serve the Project; deferral of collection of Fees would encourage development vital to the City; payment of Fees is adequately secured through this Agreement and the City's right to withhold final inspection or certificate of occupancy until Fees are paid; and the deferral of Fees for the Portion of Project would not jeopardize the public health, safety and welfare.
- G. City has the authority to defer the payment of Fees pursuant to Government Code Section 66007.

- H. City and Owner desire to enter into an Agreement deferring payment of Fees. A condition of this agreement is the Owner will make payment of all 100% of Park-in-Lieu and 100% Public Facilities Fees, in the amount of \$ 1,729,013.00, at time of building permit issuance or before June 30, 2024, whichever occurs first.
- I. The balance of developer impact fees (Drainage Impact, Traffic Mitigation, Traffic Signal, and RTCIP Fees), in the amount of \$ 893,232.79 based on current rates and subject to an annual Consumer Price Index (CPI) adjustment effective every July 1st, will be due simultaneously with or prior to issuance of a certificate of occupancy by the Engineering Department. These totals are based on current rates as of the date of this Agreement.
- J. It is the Owner's intent that the entire building be fully completed and ready for occupancy prior to the request for certificate of occupancy.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

- 1. **Development Impact Fees.** Owner agrees and acknowledges that it is obligated to pay all Fees in type and amount identified below and, in the absence of this Agreement, such Fees are due and payable upon issuance of building permits.

Development Impact Fee	Fee Rate*	Number of Units	Amount
Drainage Fee	\$ 2,469.00	107	\$ 264,183.00
Traffic Mitigation Fee	\$ 2,843.00	107	\$ 304,201.00
Traffic Signal Fee	\$ 294.00	107	\$ 31,458.00
Park in Lieu Fee	\$ 8,871.00	107	\$ 949,197.00
Public Facilities Fee	\$ 7,288.00	107	\$ 779,816.00
RTCIP Fee	\$ 2,741.97	107	\$ 293,390.79
TOTAL			\$ 2,622,245.79

- 2. **Payment of Development Impact Fees.** Except as otherwise provided in this Agreement, the City agrees to accept payment of Fees in two (2) parts. The first payment shall be made at time of building permit issuance or before June 30, 2024, whichever occurs first, and in the full amount of Park-in-Lieu and Public Facilities Fees for the entire project in the amount of \$ 1,729,013.00. The balance of Developer Impact Fees, \$ 893,232.79, based on current rates and subject to annual CPI adjustments, shall be paid to the City simultaneously with or prior to issuance of a certificate of occupancy, as hereinafter set forth. The fees stated in this paragraph reflect current Fiscal Year 2023-24 rates and assume payment within Fiscal Year 2023-24. If said fees are paid in a subsequent fiscal year, the fees due shall be adjusted to reflect the new fiscal year fee rates in effect at the time of payment. By executing this Agreement, Owner **WAIVES AND RELEASES** the City from any and all claims arising out of or related to this Agreement, including claims relating to the amount and type of Fees as specified in Paragraph 1.

- a. **Payment Amounts.** Payment shall be as calculated below.

FIRST PAYMENT (PARK-IN-LIEU AND PUBLIC FACILITIES FEES - 107 UNITS) DUE AT TIME OF BUILDING PERMIT ISSUANCE OR BEFORE JUNE 30, 2024, WHICHEVER OCCURS FIRST

Development Impact Fee	Cost per Unit	Number of Units	Amount
Drainage Fee	\$ 2,469.00	0	\$ 0.00
Traffic Mitigation Fee	\$ 2,843.00	0	\$ 0.00
Traffic Signal Fee	\$ 294.00	0	\$ 0.00
Park in Lieu Fee	\$ 8,871.00	107	\$ 949,197.00
Public Facilities Fee	\$ 7,288.00	107	\$ 779,816.00
RTCIP Fee	\$ 2,741.97	0	\$ 0.00
TOTAL			\$ 1,729,013.00

SECOND PAYMENT (DRAINAGE IMPACT, TRAFFIC MITIGATION, TRAFFIC SIGNAL AND REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM FEES - 107 UNITS) DUE AT TIME OF OCCUPANCY AND BASED ON RATES IN EFFECT AT TIME OF PAYMENT. TABLE BELOW REFLECTS FISCAL YEAR 2023-24 IF SUBJECT FEES ARE PAID PRIOR TO JUNE 30, 2024

Development Impact Fee	Cost per Unit	Number of Units	Amount
Drainage Fee	\$2,327.00	107	\$ 264,183.00
Traffic Mitigation Fee	\$2,679.00	107	\$ 304,201.00
Traffic Signal Fee	\$277.00	107	\$ 31,458.00
Park in Lieu Fee	\$8,361.00	0	\$ 0.00
Public Facilities Fee	\$6,869.00	0	\$ 0.00
RTCIP Fee	\$2,688.21	107	\$ 293,390.79
TOTAL			\$ 893,232.79

- b. **Payment Schedule.** Payment of the first installment of Fees shall be made at time of building permit issuance. The second payment, which is the balance of fees due, shall be made simultaneously with or prior to issuance of a certificate of occupancy. Final inspection and completion of the entire building shall be made prior to issuing a certificate of occupancy.
 - c. **Failure to Pay Fees Constitutes Material Breach.** Failure to timely make payment once it becomes due shall constitute a material breach of this Agreement, and the City may elect to demand immediate payment in full of all outstanding Fees or to charge interest on the amount(s) due but unpaid at a rate not to exceed the legal rate, accruing annually until paid in full. The Owner agrees to pay the City’s costs incurred for recovering fees, which are due, but unpaid, including, but not limited to attorneys’ fees, staff time and court costs.
3. **Access.** Owner agrees to provide City staff immediate and unrestricted access to all parts of the building for which a certificate of occupancy has been granted. Owner agrees to provide reasonable access to all other areas of the building.
 4. **Payment Method.** Owner on behalf of itself and its successors in interest, whether by inheritance, gift, bequest, devise, sale, conveyance, assignment or other method of transferring title or acquiring interest in or to any part of the Project or Property (“Successors”), agrees to pay the Fees by a method of payment satisfactory to the City in accordance with the terms of this Agreement. Owner further agrees that the City may cease processing the Project, including withholding certificates of occupancy and inspections if Fees are not paid as specified above.
 5. **Other Rights.** All other rights of the parties shall remain unchanged, as if the Fees were paid at the time of permit issuance. Without limiting the foregoing, the Fees payable shall be those in effect at the time of execution of the Agreement as set forth in Paragraph 1.
 6. **Recording.** This Agreement shall be recorded by the City in the Official Records of the County of San Diego, Office of the County Recorder and shall constitute a lien for the Fees binding upon and running with the Property. If the Owner sells or transfers the Property or any portion of the Property in any manner, Property shall not be released from any of the obligations, covenants, or conditions under this Agreement relating to the Property or portion of the Property being acquired.
 7. **Release.** The burden of this Agreement shall be released from the title to the Property upon the payment of the Fees. Within a reasonable time following the payment of Fees, the City shall execute a “Release of Lien,” which will be in standard form, approved by the City Attorney, releasing the burden of this Agreement from the title to the Property. The City will, upon the

Owner having made final payment, acknowledge in writing to the Owner that the obligations of this Agreement have been satisfied.

8. **Recording Costs.** The Owner agrees and is obligated to pay all costs, if any, associated with the recording of the Agreement and Release of Lien.
9. **Representation.** Each signatory to this Agreement represents, warrants, and certifies that he/she has the authority to enter into this Agreement on behalf of the Owner, the agencies/companies/trusts, respective officers, directors, and/or trustees they represent (collectively "Applicants") and that this Agreement shall be binding upon and constitute an obligation of the Applicants.
10. **Severability.** The unenforceability, invalidity, or illegality of any provision(s) of this Agreement shall not render the other provisions unenforceable, invalid, or illegal. Waiver by any party of any portion of this Agreement shall not constitute waiver of any other portion thereof.

IN WITNESS WHEREOF, this Agreement is executed by the CITY OF SANTEE acting by and through its designated and authorized representative thereto, and by the Owner/Applicant.

	"Owner/Applicant"
Date: _____	Santee Senior Retirement Communities IV, LLC
	By _____
	Michael A. Grant, President of M. Grant Corporation,
	Its: Managing Member
Date: _____	CITY OF SANTEE
	A California municipal corporation
	By _____
	Marlene Best
	Its: City Manager
Date: _____	APPROVED AS TO FORM
	BEST BEST & KRIEGER LLP
	By _____

MEETING DATE September 13, 2023

ITEM TITLE PUBLIC WORKSHOP ON DETACHED RESIDENTIAL ACCESSORY STRUCTURES IN FRONT YARDS

DIRECTOR/DEPARTMENT Michael Coyne, Principal Planner *For M.C.*

SUMMARY

Recently the City Council directed Staff to explore potential changes to Title 13 (“Zoning Ordinance”) of the Santee Municipal Code (“SMC”) regarding detached residential accessory structures in the front yard. This workshop item seeks public comment and City Council guidance on potential modifications to the City’s detached residential accessory structure regulations.

Currently, per Section 13.10.050 of the Zoning Ordinance, detached residential accessory structures are prohibited in front of a residence. The definition of detached residential accessory structures pursuant to Section 13.04.140 of the Zoning Ordinance is a “subordinate, nonhabitable structure that is incidental and not attached to the main dwelling on the same lot. Detached residential accessory structures would include, but not be limited to, garages, carports, unenclosed covered patios, pergolas, workshops, sheds, gazebos, cabanas, and storage structures.” This definition, which addresses occupied structures consisting of a supported roofing component, includes shade structures consisting of vinyl or canvas material and metal carport structures. Staff interpretation of this definition currently excludes fences, arbors, trellises, wishing wells, and other ornamental landscape structures.

Staff recommends that in considering potential revisions to the City’s regulation of detached residential accessory structures, the City Council also consider whether to regulate retail products such as umbrellas or popup tents that are located in front yards. These types of retail products are exempt from building permit requirements and are not otherwise regulated by the Santee Municipal Code but are the source of citizen complaints.

Almost all jurisdictions within the region do not allow permanent accessory structures in the front yard setback. The City of El Cajon allows one temporary shade structure for the use of an accessory carport in front of an existing single-family residence with approval of an administrative zoning permit. The City of La Mesa allows one temporary shade structure that does not block or cover the driveway, garage, or carport.

ENVIRONMENTAL REVIEW

This item only seeks input for potential changes to the Santee Municipal Code without any action to enact such changes and, therefore, is not a project under the California Environmental Quality Act (“CEQA”) as defined in Section 15378 of the CEQA Guidelines.

FINANCIAL STATEMENT

Staff time spent on this project is supported by departmental budgets and included in the Fiscal Year 2023-24 Operating Budget.



CITY ATTORNEY REVIEW

N/A

Completed

RECOMMENDATION *cmSB*

Provide guidance to staff on potential changes to the Santee Municipal Code regarding the regulation of detached residential accessory structures in front yards.

ATTACHMENTS

Staff Report
Santee Accessory Structure Photographs
Examples of Retail Products

STAFF REPORT
**PUBLIC WORKSHOP ON DETACHED RESIDENTIAL ACCESSORY
STRUCTURES IN FRONT YARDS**

CITY COUNCIL MEETING
SEPTEMBER 13, 2023

A. OBJECTIVE

This workshop item seeks public input and City Council guidance on potential changes to Title 13 (“Zoning Ordinance”) of the Santee Municipal Code related to detached residential accessory structures in front yards. This workshop is the result of City Council’s direction to staff to explore potential changes to the City’s accessory structure regulations. No action is proposed tonight. Rather, this item seeks community and City Council input on the efficacy of existing regulations and the need or desire for change. The Building Industry Association of San Diego County was notified of this workshop on September 1, 2023.

B. OVERVIEW OF EXISTING SANTEE REGULATIONS

Title 13 Zoning

Pursuant to Section 13.10.050.A.1.d of the Zoning Ordinance detached accessory structures are prohibited in the front yard and exterior side yard setbacks and in front of the main residence. The purpose of setback requirements is to: 1) provide open space and privacy; 2) enhance traffic safety and visibility; 3) direct sunlight and ventilation; 4) provide access to and around structures; 5) enhance fire and life safety through adequate building separation; and 6) enhance neighborhood aesthetics by minimizing visual clutter. Detached accessory structures include, but are not limited to, unenclosed patio covers, cabanas, garages, carports, and storage buildings. Detached accessory structures are allowed in the rear and side yards behind the home. Additional detached accessory structure regulations include:



- Attached or detached accessory structures may be located four feet from the side interior and rear property lines (excluding eave overhang).
- Maximum height of 16 feet (one story).

- A minimum building separation of five feet is required between a detached accessory structure and all other structures.
- Detached residential structures shall not exceed 50 percent of the living area of the residence.

C. OVERVIEW OF COUNTYWIDE REGULATIONS

Accessory Structures in the Front Yard

Almost all jurisdictions in San Diego county do not allow accessory structures in the front yard setback. The City of Coronado allows accessory structures in the front yard setback for through lots (a lot fronting two streets). The City of El Cajon allows accessory structures to be placed in the front of the main structure when the residence is located at the rear of the lot.

Temporary Accessory Structures

Most jurisdictions do not specifically provide requirements for temporary accessory structures. The City of El Cajon allows one temporary shade structure to be used as a carport only and the City of La Mesa allows one temporary shade structure that does not block or cover the driveway, garage, or carport.

Title 11 Building and Construction

The adopted Building Standard Codes are intended to create a safe environment for occupancy in and around structures. An occupied structure is to meet minimum standards by being attached to a foundation system to prevent displacement, the use of construction materials with approved strengths and spans to prevent collapse and required openings to provide ingress, egress, light and ventilation. Temporary and movable structures sold by retailers as shade structures, for example, umbrellas or popups, are products not regulated by the building codes. Except, when a structure is deemed to have become permanent by being used or maintained greater than 90 days, then building codes are applied for the protection of persons occupying the structure. A local code can be used to identify the limited use of these types of structures with are exemption from permit as long as the goals are met as stated above to prevent displacement, collapse, and entrapment. Currently, the SMC provides that these structures are exempt from building permits; and does not otherwise regulate them.

Building Permit Requirements

Most jurisdictions have adopted the building standards codes by reference and amended the exemption section for required building permits in response to the community's needs.

Maximum area of patio covers (associated with single-family occupancy) exempt from building permits			A – Attached D – Detached
County of San Diego	300 square feet	Roof Area	A & D
City of San Diego	300 square feet	Roof Area	A & D
City of El Cajon	0 square feet	Floor Area	-
City of La Mesa	400 square feet	Roof Area	A & D
City of Santee	120 square feet	Roof Area	A

D. POTENTIAL CHANGES TO SANTEE REGULATIONS

Title 13 Zoning

The potential code change should include separate regulations that specifically address the items below for accessory structures in the front yard setback and in front of the residence.



Types of Accessory Structures

The existing definition of detached accessory structures could be modified to specifically exclude specific types of structures and/or structures of a certain size from the definition. The definition can also be modified to provide a distinction between covered/uncovered and enclosed/unenclosed structures.

Number of Detached Accessory Structures

The Zoning Ordinance currently does not establish a limit on the number of detached accessory structures allowed on a single property. Council could consider establishing such a limit, particularly if detached accessory structures are allowed in the front yard, to minimize visual clutter and ensure open space and privacy are maintained.

Accessory Structure Materials

Consideration should be given to the required and/or prohibited materials of accessory structures, particularly of those placed in the front yard to protect the visual character of a neighborhood. The Zoning Ordinance could specify that accessory structures must be built of certain materials and be architectural compatibility with the main residence.

Accessory Structure Development Standards

Other standards for accessory structures that can be considered are maximum structure height, maximum square footage, and minimum front yard setbacks.

E. STAFF RECOMMENDATION

Provide guidance to staff on potential changes to the Santee Municipal Code regarding the regulation of detached residential accessory structures in front yards.

The Santee Accessory Structure Photographs are
available via the below link:

<https://www.cityofsanteeca.gov/home/showpublisheddocument/23956/638297758912766732>

RETAIL PRODUCTS

Cloth / Canvas



Sun UV Blocking

95 % UV Blockage



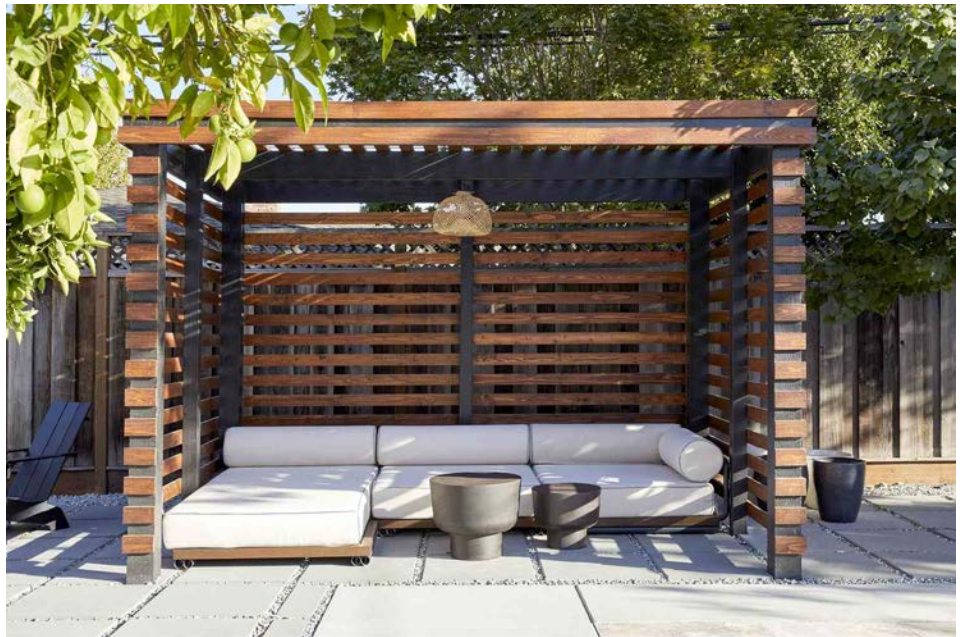


Umbrella and Popups

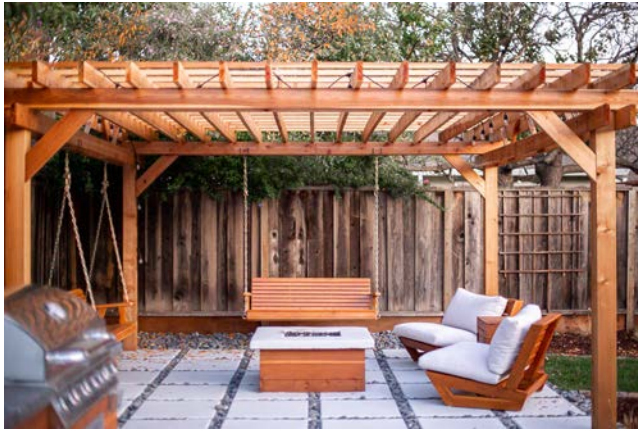
Trellis systems



Partial Trellis Enclosures



Trellis systems



Arbor systems



Stand Alone Shade Structure



Stand Alone Shade Structure 50% Enclosed





Stand Alone Shade Structure Full Enclosure



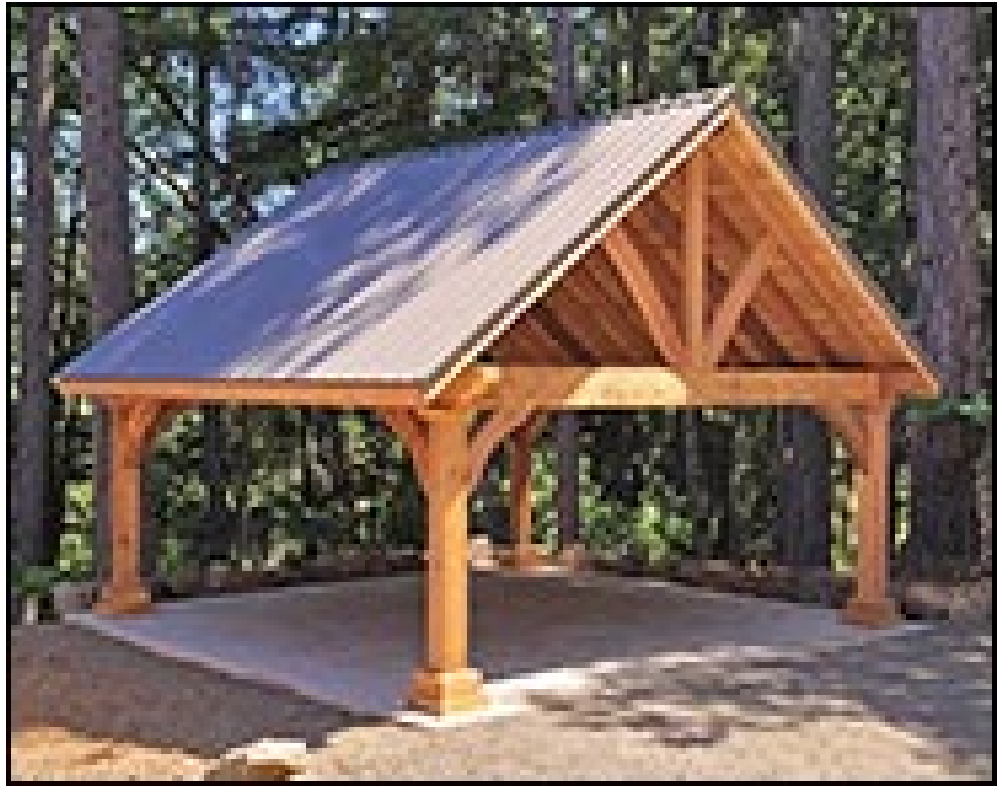
Shade Structure with Fireplace and Kitchen Appliances







Height of Stand-Alone Shade Structures 16' High Slope Roof and Readable Roof Finish



Transparency of Roof Material or Density of Cloth 30% - 90%



MEETING DATE September 13, 2023

ITEM TITLE OVERVIEW OF THE CITY'S NEW ONLINE PERMITTING AND LICENSING SYSTEM AND THE NEW SANTEE APP

DIRECTOR/DEPARTMENT Kathy Valverde, City Manager's Office *KV*

SUMMARY

In February 2022, City Council authorized the execution of an agreement with Tyler Technologies for implementation of a new fully automated permitting and land management system, known then as EnerGov. Staff began work on the project in April 2022, and on August 29, 2023 the system was officially launched and went live to the public. Now known as the City's Permitting & Licensing Portal, the system is a one-stop shop to allow users to apply for permits, submit plans, track the status of projects, schedule inspections, and apply for/renew business licenses. It also provides access to the City's new online Service Request system, which allows users to report a problem, submit a service request or notify code compliance of an issue.

City staff will provide an overview and look at the new system and will also preview the City's new app, MySanteeCA.

FINANCIAL STATEMENT *JS*

No fiscal impact.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*


Receive report.

ATTACHMENTS

None.

MEETING DATE September 13, 2023

ITEM TITLE RESOLUTION APPROVING THE CITY'S USE OF THE SOLAR APP+ WEB TOOL FOR EXPEDITING THE ISSUANCE OF RESIDENTIAL SOLAR ENERGY PERMITS

DIRECTOR/DEPARTMENT Aaron Sturm, Planning & Building Department 

SUMMARY

Following the 1970 energy crisis, the Federal and State governments recognized that innovation and conservation had to be prioritized to avoid another crisis. In 1974, the California Energy Efficiency Standards were added to the California Building Standard Code. The Energy Efficiency Standards created minimum requirements for home construction to lower energy consumption. In 2002, Renewable Portfolio Standards (RPS) were introduced by Senate Bill (SB) 1078. The first rebate programs were rolled out by the Energy Commission to encourage photovoltaic systems on residential roofs. This alternative energy source and other energy innovations had a goal of 20% of electricity sales would be provided by renewable resources. Over time, the goal has been accelerated to offset growth and lately to address carbon free resource mandates. In 2018, SB 350 set a goal for RPS to provide 60% of electricity sales by 2030 in addition, by 2045 all the state's electricity is to come from carbon-free resources by 2045. The photovoltaic industry has grown in technology, durability and safety as a response to these mandates. Senate Bill 379, adopted in 2022, is the next progression of expediting solar permitting by requiring jurisdictions to have an automated permitting platform by September 30, 2023. The California Energy Commission was tasked with developing a method for jurisdictions to reach this goal. The Solar Automated Permit Processing Plus (SolarAPP+) was created with grant funding from the Department of Energy (DOE) and is managed collaboratively by the National Renewable Energy Laboratory (NREL) and UL Solutions with oversight provided by the SolarAPP+ Foundation. SolarAPP+ is a web tool that provides automated, standardized plan review and can run compliance checks and process building permit approvals for eligible rooftop solar systems.

This item seeks Council's approval of the City's use of SolarAPP+. If approved, the City intends to take SolarAPP+ live before September 30, 2023. The attached Resolution authorizes the City's participation in the SolarAPP+ program and approves the related terms of use.

FINANCIAL STATEMENT 

The adoption of the program will not have any fiscal impacts. The current adopted permit fees for photovoltaic systems will continue to cover the cost for the administration process and inspection services provided by the City. The cost to use the SolarAPP+ program is paid by the applicant during the application process on the vendor's website.

CITY ATTORNEY REVIEW N/A Completed



RECOMMENDATION *MSB*

Adopt the attached Resolution approving the City's use of the SolarAPP+ web tool for expediting the issuance of residential solar energy permits.

ATTACHMENT

Resolution
Staff Report

RESOLUTION NO. _____

RESOLUTION APPROVING THE CITY'S USE OF THE SOLARAPP+ WEB TOOL FOR EXPEDITING THE ISSUANCE OF RESIDENTIAL SOLAR ENERGY PERMITS

WHEREAS, on September 16, 2022, Senate Bill 379 was signed into law requiring the city to implement an online, automated permitting platform that verified code compliance and provides for real time issuance of residential solar energy permits by September 30, 2023; and

WHEREAS, the National Renewable Energy Laboratory, a national laboratory of the United States Department of Energy, developed an online vendor tool, SolarAPP+, that automates the plan review process for issuing permits to install code-compliant residential photovoltaic systems; and

WHEREAS, the online vendor tool SolarAPP+ satisfies the requirements of Senate Bill 379, and ensures that the city meets the compliance deadline of September 30, 2023; and

WHEREAS, Alliance for Sustainable Energy, LLC is the management and operating contractor for the National Renewable Energy Laboratory and requires that the City accept certain use terms, including indemnifying the U.S. Government, the Department of Energy, and the Alliance for Sustainable Energy, LLC, for the use of SolarAPP+; and

WHEREAS, the City has determined that accepting the terms of use with Alliance for Sustainable Energy, LLC for use of the SolarAPP+ web tool to expedite the issuance of solar energy system permits is in the best interests of the City; and

WHEREAS, City staff will implement SolarAPP+ before the deadline of September 30, 2023.

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

Section 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

Section 2. The City Council approves the City's use of the SolarAPP+ web tool for expediting the issuance of residential solar energy permits, and approves the related terms of use with Alliance for Sustainable Energy, LLC as provided in Exhibit A.

AYES:

NOES:

ABSENT:

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A: Alliance for Sustainable Energy, LLC Terms of Use for SolarAPP+

TERMS OF USE

Effective August 31, 2021

INTRODUCTION

These Terms of Use (“Terms”) are between you and Alliance for Sustainable Energy, LLC (“Alliance”, “we”, or “us”) and govern your access to and use of the permitting review tool available on solarapp.nrel.gov webpage (“Web Tool”), which is provided by Alliance as Management and Operating Contractor of the National Renewable Energy Laboratory (“NREL”) under Prime Contract No. DE-AC36-08GO28308 (“Prime Contract”) for of the United States Department of Energy (“DOE”). By accessing or using the Web Tool, you agree to be bound by these Terms. If you are accepting these Terms on behalf of another legal entity, including your employer, another business, a government, etc., you represent that you are an authorized representative of that entity with full legal authority to bind such entity to these terms. If you do not agree to these Terms, you must not use this Web Tool.

This Web Tool is intended for use by 1) authorities having jurisdiction (“AHJs”) which are authorized permitting agencies, and 2) applicants (“Applicants”) for permits. Unless otherwise indicated, these terms shall apply to both AHJs and Applicants. By submitting any information to Alliance via or in association with this Web Tool, you are representing and warranting to Alliance that you have the authority to disclose that information.

NOTICE

Alliance is not permitting agency or jurisdiction and has no authority to issue permits of any kind.

For AHJ’s, Alliance is not liable for the issuance of permits which do not meet the AHJ’s typical requirements, or which fail to comply with AHJ’s permit standards. AHJ’s must review all submissions to determine if issuing a permit is appropriate. AHJ’s remain exclusively

TERMS FOR NREL-MANAGED SolarAPP+

responsible for the review and approval of permit applications. It is not recommended to rely solely on the Web Tool for the approval or issuance of a permit.

For Applicants, Alliance is not liable for the failure of any permits to issue or the failure of any applications to be submitted. Applicants must contact the relevant jurisdiction to obtain any permit. Applicants remain exclusively responsible for the timely submission of any required information for any permit application directly to the relevant jurisdiction. It is not recommended to rely solely on the Web Tool for the submission or approval of Applicant's permit application.

Alliance, its officers, employees, agents, or representatives shall not be liable for any damages of any kind arising from your use of the linked online payment service. Nothing contained in this Web Tool constitutes or is intended to constitute legal advice from Alliance or any of its agencies, officers, employees, agents, or representatives.

PRIVACY AND SECURITY

This Web Tool may collect personal information from users, both AHJs and Applicants. By using this Web Tool and/or agreeing to these Terms, you consent to the collection, storage, and processing of your personal information/data as set forth in the [Privacy Policy](#).

This Web Tool may be monitored by the U.S. government and any agency thereof ("U.S. Government"), by Alliance, or by others on their behalf, to ensure it remains available to all users and for security purposes to protect information in the system. By using the Web Tool, you expressly consent to these monitoring activities.

Unauthorized attempts to defeat or circumvent security features, to use the system for other than intended purposes, to deny service to authorized users, to access, obtain, alter, damage, or destroy information, or otherwise interfere with the system or its operation are prohibited. Evidence of such acts may be disclosed to law enforcement authorities and result in criminal prosecution under the Computer Fraud and Abuse Act of 1986 (Pub. L. 990474) and the National

TERMS FOR NREL-MANAGED SolarAPP+

Information Infrastructure Protection Act of 1996 (Pub. L. 104-294), (18 U.S.C. 1030), or other applicable criminal laws.

SYSTEM REQUIREMENTS

You are solely responsible for ensuring that your systems meet the hardware, software and any other applicable system requirements for the Web Tool. Alliance will have no obligations or responsibility under this Agreement for issues caused by your use of any third-party hardware or software not provided by Alliance.

YOUR ACCOUNT AND ACCOUNT SECURITY

To use certain features of the Web Tool, you may be required to create an account and provide Alliance with a username, password, and certain other information about yourself, as set forth in the [Privacy Policy](#). When registering, you must fill in all mandatory fields with accurate, current, and complete information about yourself as prompted in the registration form and keep this information up to date. Alliance has the right to suspend or terminate your account or refuse any and all use of the Web Tool if it suspects your account information is inaccurate, not current, or incomplete.

You are solely responsible for maintaining the confidentiality of the password and username you provided during the registration process, and you are fully responsible for all activities that occur under your password or account. You agree to promptly notify Alliance if you discover or suspect any unauthorized use of your account or any other breach of security. You may not license, sell, or transfer your account without prior written permission from Alliance.

OWNERSHIP AND FEEDBACK

The Web Tool is made available on a limited access basis, and no ownership right is conveyed to you, irrespective of any use of terms such as “license”, “purchase”, or “sale”. Alliance and any third parties, as applicable, have and retain all right, title and interest, including all intellectual property rights, in and to all protectable aspects of the Web Tool.

TERMS FOR NREL-MANAGED SolarAPP+

Any ideas, suggestions, and feedback about this Web Tool that you provide to Alliance are entirely voluntary, and by providing such ideas, suggestions, and feedback (“Feedback”) you are agreeing that Alliance may use such Feedback without restriction and without compensation or obligation to you. To the extent any license would be required to utilize or implement your Feedback, you automatically grant Alliance, when submitting such Feedback, a worldwide, royalty-free, perpetual, irrevocable, non-exclusive, transferable, and sublicensable license under any rights necessary for such use or implementation.

PUBLICATION AND NON-ENDORSEMENT

You must not to use the names or marks of the U.S. Government, the DOE, NREL, or Alliance to endorse or promote any product, service, or entity without specific prior written authorization from the U.S. Government, DOE, or Alliance, as appropriate. All trademarks and service marks contained in or displayed on this Web Tool are the intellectual property of their respective owners. Any commercial use of the materials stored on this Web Tool is strictly prohibited without the prior written approval of Alliance.

INDEMNIFICATION REQUIREMENTS

EXCEPT TO THE EXTENT PROHIBITED BY LAW, YOU AGREE TO INDEMNIFY THE U.S. GOVERNMENT, DOE, ALLIANCE, AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, OFFICERS, AGENTS, AND EMPLOYEES AGAINST ANY THIRD-PARTY CLAIM OR DEMAND, INCLUDING REASONABLE ATTORNEYS’ FEES, ARISING OUT OF OR RELATED TO YOUR VIOLATION OF THESE TERMS, YOUR VIOLATION OF APPLICABLE LAWS OR REGULATIONS, OR YOUR USE OF THE WEB TOOL.

DISCLAIMER OF WARRANTIES

THIS WEB TOOL IS PROVIDED “AS IS” AND “AS AVAILABLE” WITHOUT WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT. ALLIANCE AND THE UNITED STATES GOVERNMENT DO NOT WARRANT THAT THE WEB TOOL OR ANY DATA AVAILABLE VIA THE WEB TOOL IS ACCURATE, COMPLETE, RELIABLE, CURRENT,

TERMS FOR NREL-MANAGED SolarAPP+

OR ERROR FREE. ALLIANCE DOES NOT CONTROL, ENDORSE, OR TAKE RESPONSIBILITY FOR ANY THIRD-PARTY DATA PROVIDED VIA THE WEB TOOL OR THE ACTIONS OF ANY THIRD PARTY OR USER. WHILE ALLIANCE ATTEMPTS TO MAKE YOUR ACCESS TO AND USE OF THE WEB TOOL SAFE, ALLIANCE DOES NOT REPRESENT OR WARRANT THAT THE WEB TOOL OR SERVERS ARE FREE OF VIRUSES OR OTHER HARMFUL COMPONENTS. NEITHER ALLIANCE NOR ANY THIRD-PARTY PROVIDERS OF DATA AVAILABLE VIA THE WEB TOOL HAVE ANY OBLIGATION TO PROVIDE UPDATES, SUPPORT, CONSULTING, TRAINING, OR ASSISTANCE OF ANY KIND WHATSOEVER WITH REGARD TO ANY DATA AVAILABLE VIA THE WEB TOOL OR USE THEREOF.

LIMITATION OF LIABILITY

IN NO EVENT SHALL ALLIANCE, THE U.S. GOVERNMENT, OR ANY THIRD PARTY PROVIDER OF DATA AVAILABLE VIA THE WEB TOOL, NOR ANY OF THEIR OFFICERS, AGENTS, OR EMPLOYEES, BE LIABLE TO YOU FOR ANY DAMAGES WHATSOEVER, INCLUDING (BUT NOT LIMITED TO) ANY DIRECT, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, CONSEQUENTIAL, OR PUNITIVE DAMAGES (INCLUDING, BUT NOT LIMITED TO, PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES; LOSS OF USE, DATA, OR PROFITS; OR BUSINESS INTERRUPTION) ARISING FROM OR RELATING TO THESE TERMS, THE WEB TOOL, OR ANY DATA AVAILABLE VIA THE WEB TOOL. ACCESS TO, AND USE OF, THE WEB TOOL IS AT YOUR OWN DISCRETION AND RISK, AND YOU WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO YOUR DEVICE OR COMPUTER SYSTEM, OR LOSS OF DATA RESULTING THEREFROM. IN NO EVENT WILL THE AGGREGATE LIABILITY OF THE ABOVE ENTITIES EXCEED TEN U.S. DOLLARS (\$10). THE LIMITATIONS OF THIS SECTION WILL APPLY TO ANY THEORY OF LIABILITY, INCLUDING THOSE BASED ON WARRANTY, CONTRACT, STATUTE, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EVEN IF THE ABOVE ENTITIES HAVE BEEN ADVISED OF THE POSSIBILITY OF ANY SUCH DAMAGE, AND EVEN IF ANY REMEDY SET FORTH HEREIN IS FOUND TO HAVE FAILED ITS ESSENTIAL PURPOSE. THE FOREGOING LIMITATION OF LIABILITY WILL APPLY TO THE FULLEST EXTENT PERMITTED BY LAW IN THE APPLICABLE JURISDICTION.

TERMS FOR NREL-MANAGED SolarAPP+

TERMS SUBJECT TO CHANGE

Alliance may make changes to these Terms from time to time. If we make changes, we will post the amended Terms to this Web Tool and update the Effective Date above. By continuing to access or use the Web Tool on or after the Effective Date of the revised Terms, you agree to be bound by the revised Terms. If you do not agree to the revised Terms, you must stop accessing and using the Web Tool before the changes become effective. You are responsible for checking the Terms for changes and your continued use of the Web Tool constitutes acceptance of updated Terms.

TERMINATION

Alliance has no obligation to continue to support, maintain, and/or operate the Web Tool and may cease to do so and/or terminate the Web Tool at any time with or without notice to AHJs and/or Applicants.

Alliance may immediately terminate your access to the Web Tool and, should you have an account on the Web Tool, your account, for any reason (or for no reason), without warning. You may terminate your account at any time, for any reason, by contacting solarapp@nrel.gov. Even after termination, these Terms, including (but not limited to) the PRIVACY AND SECURITY section, the OWNERSHIP AND FEEDBACK section, the INDEMNITY, DISCLAIMER, AND LIMITATION OF LIABILITY section, the GOVERNING LAW AND JURISDICTION section, and the GENERAL section, will remain in effect.

GOVERNING LAW AND JURISDICTION

Any claims arising out of or relating to these Terms or this Web Tool will be governed exclusively by the laws of the United States of America and the State of California, without giving effect to their conflict of laws principles. You expressly consent to the exclusive forum, jurisdiction, and venue of the Courts of the State of California and the United States District Court for the Southern District of California in any and all actions, disputes, or controversies relating to these Terms or this Web Tool.

TERMS FOR NREL-MANAGED SolarAPP+

GENERAL

Any reference included in this Web Tool to any specific commercial products, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favoring by the U.S. Government, NREL, or Alliance. The views and opinions expressed on the Web Tool or in any information or data available via the Web Tool do not necessarily represent the views of the U.S. Government or Alliance.

Unless otherwise specified, the Web Tool and any information or data available via the Web Tool are presented solely for use and access from within the United States, its territories, possessions, and protectorates. Alliance makes no representation or warranty of any kind that the Web Tool or any data available via the Web Tool is appropriate or available for use in other locations. If you access the Web Tool from a location other than the United States, you alone are responsible for compliance with any applicable local laws.

These Terms and any posted rules on the Web Tool constitute the entire agreement of the parties with respect to the subject matter hereof. No waiver by Alliance of any breach or default under these Terms will be deemed to be a waiver of any preceding or subsequent breach or default. These Terms will be binding upon and inure to the benefit of Alliance and its successors, trustees, and permitted assignees. Alliance may assign this agreement or any of its rights or obligations under these Terms with or without notice to you.

STAFF REPORT

RESOLUTION APPROVING THE CITY'S USE OF THE SOLARAPP+ WEB TOOL FOR EXPEDITING THE ISSUANCE OF RESIDENTIAL SOLAR ENERGY PERMITS

CITY COUNCIL MEETING
September 13, 2023

A. INTRODUCTION:

Last year, California lawmakers passed the Solar Access Act (Senate Bill (SB) 379). In an effort to help jurisdictions meet the State's renewable energy goals to accelerate solar energy installations SB 379 mandated that local jurisdictions implement an online, automated permitting platform that verifies code compliance and issues permits in real time for certain types of residential solar projects. All California cities with a population of 5,000 or more must comply with SB 379 by September 30, 2023. The National Renewable Energy Laboratory (NREL), a national laboratory of the United States Department of Energy, developed an online vendor tool, SolarAPP+, that automates the plan review process for issuing permits to install code-compliant residential photovoltaic systems in compliance with SB 379.

B. BACKGROUND:

Following the 1970 energy crisis, the Federal and State governments recognized that innovation and conservation had to be prioritized to avoid another crisis. In 1974, the California Energy Efficiency Standards were added to the California Building Standard Codes (as Title 24, Part 6). The Energy Efficiency Standards created minimum standards for home construction to lower energy consumption. In 2002, Renewable Portfolio Standards (RPS) were introduced by Senate Bill (SB) 1078. The first rebate programs were rolled out by the Energy Commission to encourage photovoltaic systems on residential roofs. This alternative energy source and other energy innovations had a goal of 20% of electricity sales would be provided by renewable resources. Overtime the goal has been accelerated to offset growth and lately to address carbon free resource mandates. In 2018, SB 350 set a goal for RPS to provide 60% of electricity sales by 2030, and for all of the state's electricity to come from carbon-free resources by 2045. The photovoltaic industry has grown in technology, durability and safety as a response to these mandates.

C. DISCUSSION:

The demand for renewable energy systems such as photovoltaic systems has been a large part of building permit activity for several years. The solar industry, testing laboratories, trade contractors and code officials have worked together to refine the process for installing these complex electrical systems into homes safely. The State Legislature has passed bills to limit permit fees and streamline the permitting process for

residential rooftop solar systems to encourage more growth for the installation of residential rooftops systems. SB 379 is the next progression of expediting solar permitting by requiring jurisdictions to have an automated permitting platform.

The California Energy Commission was tasked with developing a method for jurisdictions to reach this goal. The Solar Automated Permit Processing Plus (SolarAPP+) was created with grant funding from the Department of Energy (DOE) and is managed collaboratively by the NREL and UL Solutions with oversight provided by the SolarAPP+ Foundation. SolarAPP+ is a Web-based vendor that requires an applicant to be knowledgeable about building and electrical codes and methods for installation a photovoltaic system. SolarAPP+ requires applicants to answer several progressive questions about the proposed system and method of installation. When that process is complete, a detailed inspection document is produced that clearly defines the contractor's responsibility for installing a rooftop system and connecting it to the existing electrical system. This electronic record requires inspections by the local jurisdiction's building inspector prior to connecting to the premise electrical system.

The City has recently brought online its Permitting and Licensing Portal making the integration of SolarAPP+ possible. The City obtained a grant on June 30, 2023 from the California Energy Commission's California Automated Permit Processing Program (CalAPP), to offset the costs for implementing the SolarAPP+ process into the City's Permitting Portal. The City is on schedule take SolarAPP+ live before September 30, 2023 following Council's approval.

Alliance for Sustainable Energy, LLC ("Alliance") is the NREL's management and operating contractor for SolarAPP+. A jurisdiction must accept the Alliance's terms of use in order to gain access to and use SolarAPP+. The City has determined that accepting Alliance's terms of use for the SolarAPP+ web tool to expedite the issuance of solar energy system permits is in the best interests of the City. The attached Resolution authorizes the City's participation in the SolarAPP+ program and approves the related terms of use.

D. FISCAL IMPACT

The adoption of the program will not have any fiscal impacts. The current adopted permit fees for photovoltaic systems will continue to cover the cost for the administration process and inspection services provided by the City. The cost to use the SolarAPP+ program is paid by the applicant during the application process on the vendor's website.

E. CEQA ANALYSIS


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

F. STAFF RECOMMENDATION:

Adopt the attached Resolution approving the City's use of the SolarAPP+ web tool for expediting the issuance of residential solar energy permits.

MEETING DATE September 13, 2023

ITEM TITLE WASTE MANAGEMENT (WM) WASTE AND RECYCLING UPDATE

DIRECTOR/DEPARTMENT Nicolas Chavez, Community Services 

SUMMARY

On August 12, 2020 the City Council approved an Amended and Restated Exclusive Franchise Agreement for Solid Waste Services (“Agreement”) with USA Waste of California, Inc. (“Waste Management” now known as “WM”) which went into effect January 1, 2021.

State-mandated organic waste recycling requirements (SB 1383, AB 1594, and AB 1826) seek to reduce methane emissions by separating food waste from the trash stream. SB 1383 mandated that no later than January 1, 2022, all jurisdictions were required to provide organics collection to all residents and businesses in order to divert 75% of organic waste from landfills by 2025 (Over 2014 levels). An update will be provided regarding implementation efforts, status and services.

In addition, the City conducted an analysis through an independent consultant, HF&H, with respect to the City’s franchise fee imposed as a part of the Agreement. The purpose of the analysis was to determine the costs incurred by the City’s general fund on behalf of WM and administering the Agreement, as well as the value of real and/or tangible City property used by WM or in furtherance of the Agreement. The analysis demonstrates that a franchise fee generating between \$2,784,474 and \$4,064,306 can be justified, based on the City’s most updated financials and budgets. The results of the analysis provided by HF&H are summarized in Exhibit “A” hereto. The City will continue to monitor the appropriate level of cost recovery and consideration for use of real and/or tangible City property.

FINANCIAL STATEMENT *AS*

There is no fiscal impact with this update.

CITY ATTORNEY REVIEW N/A • Completed

RECOMMENDATION *MSB*

Receive and file informational report, no action needed.

ATTACHMENT

Exhibit “A” – HF&H Memo

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MEMORANDUM

Date: September 6, 2023
To: Lutfi Kharuf, Partner, Best Best & Krieger
From: Rick Simonson, Senior Vice President, HF&H Consultants
Gabe Sasser, Project Manager, HF&H Consultants
Copy to:
Subject: Franchise Fee Analysis – Preliminary Results

Introduction

The City of Santee (City) manages the collection, processing, and disposal of solid waste within the City limits through an exclusive franchise agreement with Waste Management (WM). WM is responsible for billing customers for the cost of collection based on the services provided, at City-approved rates. In addition to covering WM's costs, solid waste rates include a 15% franchise fee and 3.8% contract service fee (collectively "Fees") to fund costs incurred by the City's General Fund to manage the Agreement, as well as other solid waste handling/reduction activities not performed by WM. The Fees are paid quarterly to the City, by WM, and is calculated based on the previous month's revenue collected by WM for solid waste services provided to its ratepayers.

The purpose of this report is to document the analysis and summarize our assumptions, findings, and recommendations.

Overview of Analysis

The following sections discuss the various components analyzed to determine all solid waste service costs incurred by City's General Fund and the value provided to WM via the exclusive franchise agreement. These components are as follows:

1. Vehicle Impacts
2. Trash Capture (including Street Sweeping)
3. Contract Administration and Enforcement
4. Legal Support
5. Tree Trimming Hazard Mitigation
6. Public Safety
7. Government Facilities
8. Encroachment Costs

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Unlike other utility services provided by the City (e.g., water, electrical, sewer), the costs to provide solid waste collection and disposal to the City's residents and businesses are not captured in an enterprise fund on the City's financial statements. The costs associated with solid waste management are commingled with general expenses to operate the City's public works department and other City departments. For simplicity, this report shall refer to the managing of solid waste within the City, which includes: management and enforcement of the Agreement with WM, street sweeping, trash capture devices, etc., as the Solid Waste Enterprise.

This study has multiple key objectives:

1. Evaluate the components by which the exclusive Agreement provides value to WM.
2. Evaluate costs incurred by the City's General Fund to manage and enforce the Agreement and manage solid waste within the City that ratepayers should reimburse the City through their solid waste rates.
3. Determine the value of each component and calculate the overall cost of managing the Agreement and other solid waste collection activities throughout the City. Such value and costs incurred by the General Fund on behalf of the City's Solid Waste Enterprise, shall be reimbursed by WM in the form of the Fees.

Findings and Recommendations

In preparing this analysis, the following findings were made.

1. **Vehicle Impacts.**

Refuse Vehicles are generally some of the heaviest vehicles regularly operating on city streets. Thus, these vehicles contribute significantly to the cost of maintaining those streets. HF&H utilized public works design standards from California jurisdictions to estimate designed loadings for residential, collector, and arterial streets in the City and the portion of loading applicable to each type of City street.

To provide a range of reasonable cost impacts (as spending varies from year to year), our analysis to quantify the annual cost impacts of the damage to City streets caused by heavy refuse vehicles looked at two reasonable approaches: 1) using the actual average annual pavement-related expenses incurred by the City over the past five fiscal years (FY), FY 2017-18 through FY 2021-22 (minimum value) and 2) the projected annual future spending to maintain the City's streets based on a recent (April 2022) pavement management study conducted by Infrastructure Management Services (maximum value).

Our analysis determined that the WM refuse vehicles account for approximately 11.8% of the total impact across the City's road network; and may be allocated an annual share ranging from \$285,900 (based on actual historical spending) to \$358,500 (based on projected future spending) on pavement-related expenditures.

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2. **Trash Capture.**

Not all trash (e.g., solid waste, recyclables, and organic materials) is successfully placed in collection containers, loaded into collection vehicles, and disposed of properly. It is common for trash to be littered from containers or the collection vehicles during the act of tipping the container or during transportation through the City's streets. If not properly collected, this trash will make its way into the City's storm drain system and into receiving waterways. The City manages the trash littered from collection containers and WM's collection vehicles through the installation and maintenance of trash captures devices on the City's storm drain inlets and providing for regularly scheduled street sweeping.

Annually, the City's General Fund incurs an average of \$22,000 of unreimbursed costs for the installation and maintenance of an inlet device at Mast Park to trap trash not properly disposed and collected by WM, ultimately this trash is collected and disposed by City staff. In addition, the City contracts with a street sweeping operator to periodically sweep the streets to collect litter which has not properly been placed in collection containers by residents and businesses and/or materials that are littered from WM's collection vehicles during the act of tipping containers into their vehicles or littered by WM's collection vehicles during transport through the City's streets.

The combined cost of litter control from street sweeping (\$339,525) and the installation and maintenance of the Mast Park interceptor (\$22,000) results in a reasonable annual cost to be recovered by the Fees of \$361,525.

3. **Franchise Administration and Enforcement.**

The City devotes staff time (primarily 15% of a Principal Management Analysts' time) to manage, administer, and enforce the Agreement with WM. Activities include annual rate setting, fielding calls from residents and businesses, review annual Fee payments, etc. Based upon review of the FY 2023-24 budget for the solid waste program, the total reasonable cost of franchise administration and enforcement that can be recovered by the Fees is \$24,485.

4. **Legal Support.**

The City has budgeted \$5,000 for legal fees in FY 2023-24 in support of the administration and enforcement of the franchise agreement with WM, based on the City's estimated average annual expenses incurred over the past five years. These costs have been identified separately from other solid waste program budget expenses. Therefore, the reasonable cost of providing legal services to manage solid waste activities and the administration of the Agreement that can be recovered by the Fees is \$5,000.

5. **Street Tree Trimming Hazard Mitigation.**

WM's collection vehicles are some of the tallest vehicles driving through City streets, in particular residential streets, and will come into contact with street-side trees if not maintained properly. When stopped to collect the solid waste containers, the side-load and front-load mechanical apparatus used to lift collection containers above the truck and dump the material into the collection hopper

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increases the clearance height requirement of the vehicles another. City crews are responsible for trimming street-side trees to allow clearance for WM's collection vehicles to avoid damaging the trees and/or the vehicle. If unmanaged, the trees would be damaged, becoming an unsightly blight and/or die completely. The cost to maintain the street trees to allow WM's safe collection of containers is borne by the City's General Fund and should be reimbursed to the City. Annual costs to maintain the City's street-side trees, based on the City's FY 2023-24 budget, is \$189,735 and can be recovered by the Fees.

6. **Government Facilities Allocation.**

Certain facilities are utilized by City staff to manage (e.g., calls from customers, data analysis, program development), monitor, and enforce the Agreement, manage solid waste activities (e.g., tree trimming, trash capture device installation and maintenance), and approve solid waste rates. While staff time and expenses are captured in items already discussed above, the capital cost to build the facilities were paid for by the City's General Fund at no cost to the Solid Waste Enterprise. The Operations Center and City Hall are two primary examples. The General Fund paid for construction of these facilities without charging the Solid Waste Enterprise for its share. Based on apportioning the annual depreciation of these facilities based on full-time equivalent headcount of the time City staff spends managing solid waste activities and the Agreement, \$8,758 can be recovered by the Fees to reimburse the General Fund for the capital cost of utilizing City facilities.

7. **Public Safety Allocation.**

Because WM does not house inventory or have assets located within the City, it does not benefit from the public safety services provided by the City's fire and police departments. Therefore, the allocation for public safety to WM via the franchise agreement is \$0.

8. **Right of Way Encroachment Value.**

On-street collection requires temporary placement of containers in the public right-of-way. The access to containers afforded to WM personnel serves as a temporary encroachment to on-street parking. The value of this temporary encroachment provided by the Agreement is calculated from the spatial value of the right-of-way multiplied by the area of the space occupied by the collection containers on a weekly basis. For our preliminary analysis, we have calculated the value of the temporary encroachment in two ways: 1) valuing the space based on the City's \$655 temporary use of a City block for a special event (minimum value) and 2) the \$18.00 hourly rate for pavilion rental at the City (maximum value). Providing service to the City's solid waste accounts leads to a calculation of a range of \$1,909,070 to \$3,116,302 for the use of the City's right-of-way for the placement of containers for collection by WM.

Figure ES-1 below summarizes the total costs described in the above sections.

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Figure ES-1. Summary of Calculated Franchise Value

Category	Annual Costs Incurred by General Fund	
	<u>Minimum</u>	<u>Maximum</u>
Vehicle Impacts	\$285,900	\$358,500
Trash Capture/Street Sweeping	\$361,525	\$361,525
Contract Admin & Enforcement	\$24,485	\$24,485
Legal Support	\$5,000	\$5,000
Street Tree Trimming	\$189,735	\$189,735
Public Safety Allocation	\$0	\$0
Government Facility Allocation	\$8,758	\$8,758
Encroachment Value	\$1,909,070	\$3,116,302
Total Franchise Fee Expenses	\$2,784,474	\$4,064,306