



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

# CITY OF SANTEE

## REGULAR MEETING AGENDA

### Santee City Council

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

### MEETING INFORMATION

**Wednesday, March 12, 2025**  
**6:30 p.m.**  
**Council Chamber | Building 2**  
**10601 Magnolia Ave • Santee, CA 92071**

### TO WATCH LIVE:

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

### IN-PERSON ATTENDANCE

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

### LIVE PUBLIC COMMENT

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

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



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

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

**LEGISLATIVE INVOCATION:** Sunrise Community Church – Jerry Phillips

## PLEDGE OF ALLEGIANCE

## CONSENT CALENDAR:

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

- (1) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances and Resolutions on the Agenda. (City Clerk – Jeffries)**
- (2) **Approval of Payment of Demands as Presented. (Finance – Jennings)**
- (3) **Adoption of a Resolution Awarding the Construction Contract to Downstream Services, Inc. for the Citywide Storm Drain Trash Diversion (CIP 2025-20) Project for a total amount of \$273,915.00 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)**
- (4) **Adoption of a Resolution Awarding the Construction Contract for the Citywide Crack Sealing Program 2025 (CIP 2025-03) Project for a Total Amount of \$74,470.00, 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)**
- (5) **Adoption of a Resolution Removing Overnight Parking Restriction on Riverwalk Drive. (Engineering – Schmitz)**
- (6) **Adoption of a Resolution Rejecting the Bid Submitted by HSCC, Inc. and Awarding the Construction Contract to Portillo Concrete, Inc. for the ADA Pedestrian Ramp Improvements (CIP 2024-04) Project for a total amount of \$383,600.00 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)**



- (7) **Adoption of a Resolution to Adopt the Updated Citizen and Community Participation Plan for Programs Funded Under the U.S. Department of Housing and Urban Development; this Item is Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) by Guidelines Section 15061(b)(3). (Planning and Building – Sawa)**

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

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

**PUBLIC HEARING:**

- (8) **Public Hearing to Review the Draft Program Years 2025-2029 Consolidated Plan and Program Year (PY) 2025 Annual Action Plan; this Item is Exempt from Environmental Review Under the California Environmental Quality Act (“CEQA”) by Guidelines Section 15061(b)(3). (Planning and Building – Sawa)**

Recommendation:

1. Conduct and close the Public Hearing; and
2. Direct staff to make the Draft PY 2025-2029 Consolidated Plan and Draft PY 2025 Annual Action Plan available for a 30-day public comment period.

**CONTINUED BUSINESS:**

- (9) **Second Reading and Adoption of an Ordinance Adopting an Updated Town Center Specific Plan to Replace the Existing Town Center Specific Plan and Amendments (Case File: TCSPA-2023-0001) and Adoption of a Resolution Amending the General Plan to Conform to the New Town Center Specific Plan Boundaries and Zoning. (Planning and Building – Sawa)**

Recommendation:

Staff recommends:

1. Conduct the Second Reading and adopt the Ordinance; and
2. Adopt the Resolution amending the General Plan to conform to the new Town Center Specific Plan boundaries and zone designations.

**NEW BUSINESS:**

- (10) Resolution Determining a Winery to be a Permitted Use in the Industrial Districts on the Basis of Similarity to Uses Specifically Listed. (Planning and Building – Sawa)**

Recommendation:

Staff recommends that City Council adopt the Resolution.

- (11) Report Summarizing the Outcome of the Santee City Council Retreat Workshop Held on February 27, 2025, Including Priorities and New Funding Direction, and a Resolution Authorizing the Appropriation of Funding for the Multiple Species Conservation Plan, Subarea Plan. (City Manager – Best)**

Recommendation:

1. Receive report and affirm priority direction; and
2. Adopt the Resolution approving an appropriation of \$112,500.00 from the General Fund Reserve to use toward the finalization of the Multiple Species Conservation Plan (MSCP).

**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:**

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

**ADJOURNMENT:**





**BOARDS, COMMISSIONS & COMMITTEES  
MARCH AND APRIL MEETINGS**

<del>Mar</del>	<del>05</del>	<del>Santee Park and Recreation Committee</del>	<del>Cancelled</del>	<del>Council Chamber</del>
Mar	10	Community Oriented Policing Committee		Council Chamber
Mar	12	Council Meeting		Council Chamber
Mar	20	Santee Manufactured Home Fair Practice Commission		Council Chamber
Mar	26	Council Meeting		Council Chamber
Apr	02	Santee Park and Recreation Committee		Council Chamber
Apr	09	Council Meeting		Council Chamber
Apr	14	Community Oriented Policing Committee		Council Chamber
Apr	23	Council Meeting		Council Chamber

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

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

*The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 12132 of the American with Disabilities Act of 1990 (42 USC § 12132). Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (619) 258-4100, ext. 114 at least 48 hours before the meeting, if possible.*



**MEETING DATE** March 12, 2025

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

**DIRECTOR/DEPARTMENT** James Jeffries, City Clerk

**SUMMARY**

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

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

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

**FINANCIAL STATEMENT**

N/A

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

**RECOMMENDATION**

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

**ATTACHMENT**

None.



**MEETING DATE** March 12, 2025

**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**

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>
02/19/25	Accounts Payable	\$ 133,887.40
02/19/25	Accounts Payable	23,524.85
02/19/25	Accounts Payable	311,896.15
02/20/25	Accounts Payable	18,910.62
02/20/25	Accounts Payable	24,841.33
02/21/25	Accounts Payable	49,366.57
02/25/25	Accounts Payable	157,002.66
02/26/25	Accounts Payable	1,916,290.50
03/01/25	Retiree Health	<u>5,203.00</u>
	TOTAL	<u>\$ 2,640,923.08</u>

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

*Heather Jennings*

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



Voucher List  
CITY OF SANTEE

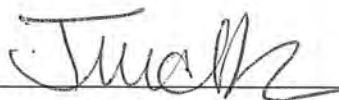

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
3512	2/19/2025	10956 FRANCHISE TAX BOARD	PPE 2/12/25		CA STATE TAX WITHHELD	33,401.26
					<b>Total :</b>	<b>33,401.26</b>
3522	2/19/2025	10955 DEPARTMENT OF THE TREASURY	PPE 2/12/25		FEDERAL WITHHOLDING TAX	100,486.14
					<b>Total :</b>	<b>100,486.14</b>
<b>2 Vouchers for bank code : ubgen</b>						<b>Bank total : 133,887.40</b>
<b>2 Vouchers in this report</b>						<b>Total vouchers : 133,887.40</b>

Prepared by: J. Smith  
Date: 2-21-25  
Approved by: E. Bull  
Date: 2-25-25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
513903	2/19/2025	10482 TRISTAR RISK MANAGEMENT	121814		WORKERS COMP LOSSES; JAN25	23,524.85
					<b>Total :</b>	<b>23,524.85</b>
		<b>1 Vouchers for bank code :</b>				<b>Bank total :</b>
		<b>ubgen</b>				<b>23,524.85</b>
		<b>1 Vouchers in this report</b>				<b>Total vouchers :</b>
						<b>23,524.85</b>

Prepared by:   
Date: 2-24-25   
Approved by: \_\_\_\_\_  
Date: 2/26/25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138506	2/19/2025	11139 ACE UNIFORMS, LLC - SAN DIEGO	SD0204426	54825	WEARING APPAREL	274.09
			SD0208952	54990	WEARING APPAREL	141.45
					<b>Total :</b>	<b>415.54</b>
138507	2/19/2025	15491 ACOSTA, TOM	5546		PARKING CITATION REFUND	37.50
					<b>Total :</b>	<b>37.50</b>
138508	2/19/2025	14954 ADVANCED ELECTRICAL INNOVATION	475	54873	ELECTRICAL REPAIRS & MAINT	864.59
			476	54873	ELECTRICAL REPAIRS & MAINT	1,423.53
					<b>Total :</b>	<b>2,288.12</b>
138509	2/19/2025	13456 AGRICULTURAL PEST CONTROL	784968	54828	PEST CONTROL SERVICES	632.35
			787283	54828	PEST CONTROL SERVICES	165.00
					<b>Total :</b>	<b>797.35</b>
138510	2/19/2025	10010 AIS TRUST ACCOUNT NEWPORT	2985575		FIDO FEST INSURANCE	2,214.00
					<b>Total :</b>	<b>2,214.00</b>
138511	2/19/2025	10412 AT&T	000022924559		TELEPHONE	925.76
					<b>Total :</b>	<b>925.76</b>
138512	2/19/2025	10516 AWARDS BY NAVAJO	1124470		BRASS PLATES AND ENGRAVING	48.44
					<b>Total :</b>	<b>48.44</b>
138513	2/19/2025	13292 BORDER RECAPING LLC	25-0237868-008	54818	TIRES	1,127.52
			25-0242972-008	54818	TIRES	105.60
					<b>Total :</b>	<b>1,233.12</b>
138514	2/19/2025	15385 BRAUN, PIERRE	ACID 13666		REFUND - AMBULANCE BILLING	328.52
					<b>Total :</b>	<b>328.52</b>
138515	2/19/2025	10024 BUSINESS PRINTING COMPANY INC	152065	55096	WEARING APPAREL	1,590.39
					<b>Total :</b>	<b>1,590.39</b>
138516	2/19/2025	13990 C.P. RICHARDS SIGNS, INC.	65398	54838	VEHICLE GRAPHICS	811.70
					<b>Total :</b>	<b>811.70</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138517	2/19/2025	11144 CARBY, JOSH	022912		EMPLOYEE REIMBURSEMENT	250.00
					<b>Total :</b>	<b>250.00</b>
138518	2/19/2025	10032 CINTAS CORPORATION 694	4217835491	54844	MISC SHOP RENTALS	90.78
			4219298081	54844	MISC FLEET SHOP RENTALS	74.14
					<b>Total :</b>	<b>164.92</b>
138519	2/19/2025	10171 COUNTY OF SAN DIEGO AUDITOR &	01/2025 AGENCY REV		01/2025 AGENCY PARK CITE REPT	306.00
			01/2025 DMV REVENUE		01/2025 DMV PARK CITE REPT	428.50
			01/2025 PHOENIX REV		01/2025 PHOENIX CITE REV REPT	462.50
					<b>Total :</b>	<b>1,197.00</b>
138520	2/19/2025	10234 COUNTY OF SAN DIEGO	05871-2006-RI-2025	54926	GENERATOR AIR POLLUTION CON	664.00
					<b>Total :</b>	<b>664.00</b>
138521	2/19/2025	10358 COUNTY OF SAN DIEGO	25CTOFSAN04-2	54987	SHERIFF RADIOS	619.50
					<b>Total :</b>	<b>619.50</b>
138522	2/19/2025	10486 COUNTY OF SAN DIEGO	021025		NOE - CDBG PEDESTRIAN RAMP IM	50.00
					<b>Total :</b>	<b>50.00</b>
138523	2/19/2025	15506 CRAIG, JODIE	32289		PARKING CITATION REFUND	15.00
					<b>Total :</b>	<b>15.00</b>
138524	2/19/2025	14811 DIGITECH COMPUTER LLC	60006905	54998	SLEMSA BILLING CONTRACT SERV	20,051.92
					<b>Total :</b>	<b>20,051.92</b>
138525	2/19/2025	15514 DON SANDERSON FORD INC	302130	55138	VEHICLE REPAIR	3,286.71
					<b>Total :</b>	<b>3,286.71</b>
138526	2/19/2025	10051 EFR ENVIRONMENTAL SERVICES INC	90194-25		HAZARDOUS WASTE DISPOSAL	100.30
					<b>Total :</b>	<b>100.30</b>
138527	2/19/2025	10251 FEDERAL EXPRESS	8-770-61646		SHIPPING CHARGES	71.17
					<b>Total :</b>	<b>71.17</b>
138528	2/19/2025	15499 FIDELITY INFORMATION SERVICES	ACID 20564		REFUND - AMBULANCE BILLING	200.00

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138528	2/19/2025	15499	15499 FIDELITY INFORMATION SERVICES (Continued)			<b>Total : 200.00</b>
138529	2/19/2025	15500	GIAMMARINARO, JOHN		ACID 15954	REFUND - AMBULANCE BILLING 200.00
						<b>Total : 200.00</b>
138530	2/19/2025	15407	GREENFIELDS OUTDOOR FITNESS	S27863	55088	EXERCISE EQUIPMENT REPLACEM 2,528.07
						<b>Total : 2,528.07</b>
138531	2/19/2025	10490	HARRIS & ASSOCIATES INC	66162	54461	COMPREHENSIVE DEV IMPACT FE 2,190.00
						<b>Total : 2,190.00</b>
138532	2/19/2025	11196	HD SUPPLY FACILITIES	9230619576	54803	STATION SUPPLIES 272.82
				9233424175	55060	FACILITIES MAINTENANCE SUPPLI 500.46
				9233672893	54803	STATION SUPPLIES 312.04
						<b>Total : 1,085.32</b>
138533	2/19/2025	10144	HDL COREN & CONE	SIN047039	54875	FY 24/25 PROP TAX AUDIT & INFO 4,987.50
						<b>Total : 4,987.50</b>
138534	2/19/2025	15426	HME INC	5136307-10	55067	HME TYPE 3-MODEL 34 BRUSH RIC 59,341.05
						<b>Total : 59,341.05</b>
138535	2/19/2025	15440	IDIQ	IDIQ9761		ID PROTECTION 572.40
						<b>Total : 572.40</b>
138536	2/19/2025	11807	IMPERIAL SPRINKLER SUPPLY	0019106803-001	54804	IRRIGATION SUPPLIES 248.41
						<b>Total : 248.41</b>
138537	2/19/2025	15493	JAAM ELECTRIC	6142		BUSINESS LICENSE REFUND 42.00
						<b>Total : 42.00</b>
138538	2/19/2025	14504	JACOBS ENGINEERING GROUP INC	#2146		MTS TRAINING 166.00
						<b>Total : 166.00</b>
138539	2/19/2025	15501	LAVERNE STRAIN LIVING TRUST	ACID 15867		REFUND - AMBULANCE BILLING 118.59
						<b>Total : 118.59</b>
138540	2/19/2025	14742	LOWNDES, BECKY	CPRS2025		CPRS CONFERENCE PER DIEM 301.00

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138540	2/19/2025	14742 14742 LOWNDES, BECKY	(Continued)			<b>Total : 301.00</b>
138541	2/19/2025	14470 MW STEELE GROUP INC	2200SGIP-18	53741	SMART GROWTH INCENTIVE PRO	7,457.50
						<b>Total : 7,457.50</b>
138542	2/19/2025	12991 NATIONAL LIGHTING SUPPLY LLC	159303	54931	LIGHTING/ELECTRICAL SUPPLIES	1,341.47
						<b>Total : 1,341.47</b>
138543	2/19/2025	15333 NGS FILMS AND GRAPHICS	68140	55027	WINDOW TINTING BUILDING 4	12,090.34
						<b>Total : 12,090.34</b>
138544	2/19/2025	10308 O'REILLY AUTO PARTS	2968-265120	54864	VEHICLE SUPPLIES	72.97
			2968-265162	54864	VEHICLE SUPPLIES	142.83
			2968-265241	54864	VEHICLE SUPPLIES	41.89
						<b>Total : 257.69</b>
138545	2/19/2025	14366 PACIFIC PLAY SYSTEMS INC	2024-1837	54974	MAST PARK PLAYGROUND PARTS	2,852.00
						<b>Total : 2,852.00</b>
138546	2/19/2025	10344 PADRE DAM MUNICIPAL WATER DIST	90000366; JAN25		GROUP BILL	40,676.38
						<b>Total : 40,676.38</b>
138547	2/19/2025	10344 PADRE DAM MUNICIPAL WATER DIST	29700015; JAN25		CONSTRUCTION METER	251.50
						<b>Total : 251.50</b>
138548	2/19/2025	14690 PATH INC	Q10-OCT24-DEC24	54265	ARPA FUNDED - PATH SD HOMELE	23,176.67
						<b>Total : 23,176.67</b>
138549	2/19/2025	15492 PERLMAN MD, MONICA	6078		BUSINESS LICENSE REFUND	42.00
						<b>Total : 42.00</b>
138550	2/19/2025	15343 QUADIENT FINANCE USA INC	2128-5		QUADIENT POSTAGE FUNDING	126.00
						<b>Total : 126.00</b>
138551	2/19/2025	15191 QUALITY CONSTRUCTION &	CIP 2024-01 RR		RETENTION RELEASE	70,657.69
						<b>Total : 70,657.69</b>
138552	2/19/2025	15497 QUALITY MANUFACTURING &	QMD1800	55135	GOPHER X CARBON MONOXIDE SI	3,468.69

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138552	2/19/2025	15497	15497 QUALITY MANUFACTURING &	(Continued)		<b>Total : 3,468.69</b>
138553	2/19/2025	10095 RASA	5848	54976	MAPCHECK TA DEVELOPMENT FA	700.00
					<b>Total :</b>	<b>700.00</b>
138554	2/19/2025	12828 RICK ENGINEERING COMPANY	0106062	55023	AS-NEEDED ENGINEERING SERVIC	4,207.50
			0106063	55023	AS-NEEDED ENGINEERING SERVIC	535.00
					<b>Total :</b>	<b>4,742.50</b>
138555	2/19/2025	10259 ROBERT HALF	64582996	55092	TEMP SVCS - IT SUPPORT SPECIAL	1,248.00
					<b>Total :</b>	<b>1,248.00</b>
138556	2/19/2025	10097 ROMAINE ELECTRIC CORPORATION	12-063521-1	54958	VEHICLE REPAIR PARTS	91.74
					<b>Total :</b>	<b>91.74</b>
138557	2/19/2025	10107 SANTEE FOOD BANK	PY 2024/25 Q1	55016	CDBG SUBRECIPIENT	24,490.48
					<b>Total :</b>	<b>24,490.48</b>
138558	2/19/2025	10768 SANTEE SCHOOL DISTRICT	9634	55044	JOINT USE FIELDS - RIO SECO	1,550.71
					<b>Total :</b>	<b>1,550.71</b>
138559	2/19/2025	10110 SECTRAN SECURITY INC	25010617	54924	FY 24/25 ARMORED CAR TRANSPC	180.24
					<b>Total :</b>	<b>180.24</b>
138560	2/19/2025	15020 SHARP COMMUNITY MEDICAL GRP	ACID 14425		REFUND - AMBULANCE BILLING	557.71
					<b>Total :</b>	<b>557.71</b>
138561	2/19/2025	11072 SHOW STOPPER WAX PRODUCTS	000008	54896	VEHICLE SUPPLIES	262.55
			000011	54896	VEHICLE SUPPLIES	153.00
			000017	54896	VEHICLE SUPPLIES	316.78
					<b>Total :</b>	<b>732.33</b>
138562	2/19/2025	12223 SITEONE LANDSCAPE SUPPLY LLC	149473504-001	54925	IRRIGATION PARTS	125.38
			149510800-001	54925	IRRIGATION PARTS	82.15
			149564682-001	54925	IRRIGATION PARTS	53.25
			149682617-001	54925	IRRIGATION PARTS	1,310.40
			149698191-001	54925	IRRIGATION PARTS	379.53

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138562	2/19/2025	12223	12223 SITEONE LANDSCAPE SUPPLY LLC (Continued)			<b>Total : 1,950.71</b>
138563	2/19/2025	10217	STAPLES ADVANTAGE	6021445550 6022186946 6022269009 6022269010	55017 54897 54870 54869	OFFICE SUPPLIES - PSD OFFICE SUPPLIES OFFICE SUPPLIES - P&B, E FY 24/25 OFFICE SUPPLIES - FINAN <b>Total : 341.85</b>
138564	2/19/2025	10572	SUNBELT RENTALS INC	164275876-0001	54814	EQUIPMENT RENTAL <b>Total : 283.07</b>
138565	2/19/2025	10121	SUPERIOR READY MIX LP	474864 474865 475041	55010 55010 55010	ASPHALT MATERIALS & SUPPLIES ASPHALT MATERIALS & SUPPLIES ASPHALT MATERIALS & SUPPLIES <b>Total : 920.00</b>
138566	2/19/2025	10250	THE EAST COUNTY	00149332		INVITATION TO BID - ADA PEDESTAL <b>Total : 1,050.00</b>
138567	2/19/2025	15120	THE WATCHLIGHT CORPORATION	875465 875466 875467	54912 54912 54912	SECURITY ALARM SERVICES SECURITY ALARM SERVICES SECURITY ALARM SERVICES <b>Total : 1,165.00</b>
138568	2/19/2025	12480	UNITED SITE SERVICES	114-14005644	55056	PORTABLE TOILET RENTAL/SERVIC <b>Total : 352.58</b>
<b>63 Vouchers for bank code : ubgen</b>						<b>Bank total : 311,896.15</b>
<b>63 Vouchers in this report</b>						<b>Total vouchers : 311,896.15</b>

Prepared by: *[Signature]*  
 Date: 2-19-25  
 Approved by: \_\_\_\_\_  
 Date: 2/19/25



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138569	2/20/2025	12903 AMERICAN FIDELITY ASSURANCE CO	2535875		FLEXIBLE SPENDING ACCOUNT	3,046.15
					<b>Total :</b>	<b>3,046.15</b>
138570	2/20/2025	14793 CONTROLLING INS COST IN CA, SCHOOL 2025-02			EMPLOYEE ASSISTANCE PROGRAI	435.37
					<b>Total :</b>	<b>435.37</b>
138571	2/20/2025	12722 FIDELITY SECURITY LIFE	166667958		EYEMED - VOLUNTARY VISION	1,146.27
					<b>Total :</b>	<b>1,146.27</b>
138572	2/20/2025	10844 FRANCHISE TAX BOARD	PPE 2/12/25		WITHHOLDING ORDER	238.38
					<b>Total :</b>	<b>238.38</b>
138573	2/20/2025	10508 LIFE INSURANCE COMPANY OF	February 2025		LIFE/LTD INSURANCE	3,522.51
					<b>Total :</b>	<b>3,522.51</b>
138574	2/20/2025	14452 MEDICAL AIR SERVICES ASSC	February 2025		MEDICAL AIR TRANSPORT SVCS	190.00
					<b>Total :</b>	<b>190.00</b>
138575	2/20/2025	14458 METROPOLITAN LIFE INSURANCE	84491666		VOLUNTARY LEGAL	798.00
					<b>Total :</b>	<b>798.00</b>
138576	2/20/2025	10784 NATIONAL UNION FIRE INSURANCE	February 2025		VOLUNTARY AD&D	35.05
					<b>Total :</b>	<b>35.05</b>
138577	2/20/2025	10335 SAN DIEGO FIREFIGHTERS FEDERAL	February 2025		LONG TERM DISABILITY-SFFA	1,357.00
					<b>Total :</b>	<b>1,357.00</b>
138578	2/20/2025	10424 SANTEE FIREFIGHTERS	PPE 2/12/25		DUES/PEC/BENEVOLENT/BC EXP	4,717.04
					<b>Total :</b>	<b>4,717.04</b>
138579	2/20/2025	10776 STATE OF CALIFORNIA	PPE 2/12/25		WITHHOLDING ORDER	449.53
					<b>Total :</b>	<b>449.53</b>
138580	2/20/2025	10776 STATE OF CALIFORNIA	PPE 2/12/25		WITHHOLDING ORDER	260.30
					<b>Total :</b>	<b>260.30</b>
138581	2/20/2025	14467 TEXAS LIFE INSURANCE COMPANY	SM0F0U20250211001		VOLUNTARY INS RIDERS	499.35

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138581	2/20/2025	14467	14467 TEXAS LIFE INSURANCE COMPANY (Continued)			Total : 499.35
138582	2/20/2025	10001 US BANK	PPE 2/12/25		PARS RETIREMENT	1,574.14
						Total : 1,574.14
138583	2/20/2025	14600 WASHINGTON STATE SUPPORT	PPE 2/12/25		WITHHOLDING ORDER	641.53
						Total : 641.53
15 Vouchers for bank code : ubgen						Bank total : 18,910.62
15 Vouchers in this report						Total vouchers : 18,910.62

Prepared by: J. Smith  
Date: 2-20-25  
Approved by: E. Bull  
Date: 2-20-25

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138585	2/20/2025	10001 US BANK	000026		WELLNESS EVENT	150.00
			0014633-A		WELLNESS	99.17
			0014633-B		WELLNESS	328.71
			0014633-C		WELLNESS	43.84
			008535		TEEN CENTER ACTIVITY (PIZZA)	21.44
			01012025		EVENT PROMOTION	90.00
			011740		COMPUTER SUPPLIES	8.47
			013449		COUNCIL MEETING SUPPLES	85.37
			017557		PRINTING CHARGE	15.48
			018492		WELLNESS EVENT	227.12
			021143		TEEN CENTER AMENITIES	154.06
			033661		MEETING SUPPLIES	21.48
			039127		SENIOR SUPPLIES	73.98
			046650		OFFICE SUPPLIES	75.41
			0479413		OFFICE SUPPLIES	104.92
			048277		STATION SUPPLIES	56.02
			049946		TRAIL MIXERS SUPPLIES	77.57
			053061		CAOES INCIDENT 2500026440T	23.71
			056779		MATERIALS & SUPPLIES	24.57
			071491		STATION SUPPLIES	92.61
			072358		CITY COUNCIL MEETING SUPPLIES	15.37
			084663		CAOES INCIDENT 250002- 6440T	26.13
			0850629-A		STATION 20	499.60
			0850629-B		STATION 20	263.95
			089002		TRAIL MIXERS SUPPLIES	85.83
			089143		CAOES INCIDENT 250002- 6440T	11.95
			092157		TRAIL MIXERS SUPPLIES	35.35
			101927487		DIGITAL CODE SUBSCRIPTION	794.00
			101928191		ICC MEMBERSHIP - YALE	110.00
			108		CAOES INCIDENT 2500026440T	14.49
			115130705		MATERIALS & SUPPLIES	66.40
			1164772007		FIRE STATION 20	1,723.14
			1164901308		STATION SUPPLIES	140.06
			1167904320-A		STATION SUPPLIES	233.66
			1167904320-B		STATION SUPPLIES	552.98
			11842395		2025 EMPLOYMENT POSTERS	364.92

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138585	2/20/2025	10001 US BANK	(Continued)			
			137		CAOES INCIDENT 2500026440T	24.24
			14123533		MEETING EXPENSE	35.00
			14423297		EVENT MATERIALS AND SUPPLIES	55.95
			14718		MSA ANNUAL MEMBERSHIP RENE	105.00
			1614604		ENGINEERING AND PLANNING SUF	54.30
			168278		SUBSCRIPTION	68.27
			200013636-2025		SUBSCRIPTION RENEWAL	448.24
			20029		CAOES INCIDENT 2500026440T	12.89
			20047		CAOES INCIDENT 2500026440T	11.72
			2011960		STATION SUPPLIES	129.54
			2023266		STATION SUPPLIES	13.45
			2025/01531		SPRAY TRUCK PARTS	108.96
			203		CAOES INCIDENT 250002- 6440T	11.31
			20873		BUNNY TRAIL EGGS	434.69
			20ZBP5		FLIGHT TO CPRS CONFERENCE	58.48
			2125		OFFICE SUPPLIES	161.70
			2193005		STATION SUPPLIES	155.12
			220872		CA OES INCIDENT #250017	53.55
			220900		CA OES INCIDENT #250017	45.79
			221062347		PROMOTIONAL MATERIALS	501.99
			2490633		CITY CLERK OFFICE SUPPLIES AN	162.08
			2490633-1		CITY CLERK OFFICE AND COUNCIL	105.39
			2508542432		VEHICLE REPAIR PARTS	39.34
			27		CAOES INCIDENT 2500026440T	12.73
			29185730		PICKLEBALL BANNER	35.92
			29193650		FIDO FEST FLYER	129.87
			2954653		OFFICE SUPPLIES	50.28
			2968-262323		VEHICLE SUPPLIES	41.35
			2OYXEP		CPRS CONFERENCE FLIGHT	58.48
			2TDL2B		FLIGHT TO CPRS CONFERENCE	58.48
			2THYNS		CPRS TRANSPORTATION - FLIGHT	58.48
			317404		TRANSPORTATION CHARGE	50.96
			324803		WEARING APPAREL	14.00
			3360243		MATERIALS & SUPPLIES	102.85
			35424		EQUIPMENT REPAIR	179.00
			3601817		MATERIALS & SUPPLIES	20.43

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138585	2/20/2025	10001 US BANK	(Continued)			
			3685062		STATION SUPPLIES	45.73
			369666		TRANSPORTATION CHARGE	14.99
			3864		PURCHASE MADE IN ERROR	26.33
			38680		MEETING DUES	50.00
			3J6971		AIRFARE FOR LEAGUE OF CA CITII	341.96
			4025327		MATERIALS & SUPPLIES	75.40
			404738		TRANSPORTATION CHARGE	22.71
			4376		CAOES INCIDENT 2500026440T	26.93
			4392822801		LODGING	665.25
			4601638		SMALL TOOLS	222.55
			4765044		FIREFIGHTING EQUIPMENT	1,366.47
			498804		WELLNESS	325.60
			5013543		VEHICLE REPAIR PARTS	81.72
			51490		MSA ANNUAL MEMBERSHIP RENE	105.00
			5184220		OFFICE SUPPLIES	38.65
			521564		TRANSPORTATION CHARGE	20.80
			5511931		MATERIALS & SUPPLIES	35.56
			5577812		STATION SUPPLIES	284.82
			558417		MILITARY SUPPORT - CATERER FC	103.00
			5601458		MATERIALS & SUPPLIES	150.91
			564552001		LODGING	665.25
			5780250		CODE SUPPLIES	43.41
			581160638		PARKING FEE FOR MEETING	28.00
			5903		CA OES INCIDENT #250017	76.53
			5NYMKYDH		CALBO TRAINING	85.00
			6086616		OFFICE SUPPLIES	16.10
			617958		TRANSPORTATION CHARGE	40.83
			6381012		STATION 20	156.20
			6524326		MATERIALS & SUPPLIES - SIGN	28.81
			6531442		VEHICLE REPAIR PART	34.95
			7013031		MATERIALS & SUPPLIES	158.76
			707490		CAOES INCIDENT 2500026440T	12.00
			713215		CAOES INCIDENT 2500026440T	11.25
			72		CAOES INCIDENT 2500026440T	14.99
			741021		SUBSCRIPTION - ONLINE CODES	114.99
			7701857		MATERIALS & SUPPLIES	289.85

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138585	2/20/2025	10001 US BANK	(Continued)			
			7872110		MEETING SUPPLIES	16.10
			79470		MATERIALS & SUPPLIES	86.16
			8		CAOES INCIDENT 2500026440T	12.73
			8012748		MATERIALS & SUPPLIES	16.97
			8024189		MATERIALS & SUPPLIES	148.82
			80703		CAOES INCIDENT 2500026440T	313.30
			8204		MATERIALS & SUPPLIES	369.38
			8439419		GENERAL EVENT SUPPLIES	32.04
			8513117		VEHICLE REPAIR SUPPLIES	31.83
			8697835		PROMOTIONAL MATERIALS	32.30
			8827451-1		OFFICE SUPPLIES	168.39
			8827451-2		CREDIT - OFFICE SUPPLIES	-86.46
			887289-CR		SERVICE AWARDS	-116.18
			903952		TRANSPORTATION CHARGE	21.99
			93227		CAOES INCIDENT 2500026440T	755.98
			9523607		STATION SUPPLIES	26.85
			A986V		LEAGUE OF CA CITIES CITY LEADE	650.00
			CPIS0114-01		TRANSPORTATION	21.60
			CPIS0115-01		TRANSPORTATION	11.70
			CPIS0115-02		TRANSPORTATION	15.66
			CPIS0116-01		TRANSPORTATION	8.94
			CPIS0116-02		TRANSPORTATION	16.80
			CPIS0117-01		TRANSPORTATION	10.63
			CPIS0117-02		TRANSPORTATION	11.70
			CPIS0117-03		TRANSPORTATION	15.68
			IZJXPS		CPRS TRANSPORTATION - FLIGHT	183.30
			J72051/1		VEHICLE REPAIR PARTS	154.49
			KENXCXCMU		CPRS A&I REGISTRATION	320.00
			KRKWNM		FLIGHT FROM CPRS CONFERENCE	183.30
			MC16856021		MARKETING EMAIL SUBSCRIPTION	350.00
			MWRM03		PROMOTIONAL MATERIALS	108.59
			OTW7UZSP		CALBO TRAINING	85.00
			S28479		MATERIALS & SUPPLIES	71.12
			SO534865		FIREFIGHTING EQUIPMENT	2,206.82
			SO534865-CR		CR-FIREFIGHTING EQUIPMENT	-2,206.82
			SO537922		FIREFIGHTING EQUIPMENT	4,536.25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
138585	2/20/2025	10001 US BANK	(Continued) WVFXTV		FLIGHT BACK FROM CPRS CONFE	153.48	
						<b>Total :</b>	<b>24,841.33</b>
1 Vouchers for bank code : ubgen						<b>Bank total :</b>	<b>24,841.33</b>
1 Vouchers in this report						<b>Total vouchers :</b>	<b>24,841.33</b>

Prepared by: Juan  
Date: 2.20.25  
Approved by: [Signature]  
Date: 2/20/25

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
6249944	2/21/2025	14704 457 MISSIONSQUARE	PPE 2/12/25		ICMA - 457	44,349.84
					<b>Total :</b>	<b>44,349.84</b>
6669851	2/21/2025	14705 RHS MISSIONSQUARE	PPE 2/12/25		RETIREE HSA	5,016.73
					<b>Total :</b>	<b>5,016.73</b>
<b>2 Vouchers for bank code : ubgen</b>						<b>Bank total : 49,366.57</b>
<b>2 Vouchers in this report</b>						<b>Total vouchers : 49,366.57</b>

Prepared by:

*J. Smith*

Date:

*2-21-25*

Approved by:

*E. Bull*

Date:

*2-25-25*



Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
2253	2/25/2025	10353 PERS	02 25 3		RETIREMENT PAYMENT	157,002.66
<b>Total :</b>						<b>157,002.66</b>
1 Vouchers for bank code : ubgen						<b>Bank total : 157,002.66</b>
1 Vouchers in this report						<b>Total vouchers : 157,002.66</b>

Prepared by: Juchy  
Date: 2-25-25  
Approved by: E Bull  
Date: 2-25-25

vchlist  
02/26/2025 10:47:51AM

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
138586	2/26/2025	10003 A & B SAW & LAWNMOWER SHOP	1419	54823	EQUIPMENT SUPPLIES	862.63	
						<b>Total :</b>	<b>862.63</b>
138587	2/26/2025	15515 ACCREDITED CERTIFICATION ASSOC	6556		BUSINESS LICENSE REFUND	42.00	
						<b>Total :</b>	<b>42.00</b>
138588	2/26/2025	10510 AMAZON WEB SERVICES, INC	2034323241		CLOUD STORAGE SERVICES	100.00	
						<b>Total :</b>	<b>100.00</b>
138589	2/26/2025	11445 AMERICAN MESSAGING	L1072898ZB		FD PAGER SERVICE	219.39	
						<b>Total :</b>	<b>219.39</b>
138590	2/26/2025	15380 ANDERSON, MARK	2501		INSTRUCTOR PAYMENT	120.00	
						<b>Total :</b>	<b>120.00</b>
138591	2/26/2025	10293 AUTO ZONE INC	3347087587	54833	VEHICLE REPAIR PARTS	15.67	
						<b>Total :</b>	<b>15.67</b>
138592	2/26/2025	14306 AZTEC LANDSCAPING INC	J1981	54798	CUSTODIAL SERVICES - PARKS	262.25	
			J1987	54798	CUSTODIAL SERVICES - PARKS	4,972.43	
						<b>Total :</b>	<b>5,234.68</b>
138593	2/26/2025	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS JAN 2025		LEGAL SVCS JAN 2025	108,378.31	
						<b>Total :</b>	<b>108,378.31</b>
138594	2/26/2025	13292 BORDER RECAPPING LLC	25-0244951-008	54818	TIRES	327.74	
						<b>Total :</b>	<b>327.74</b>
138595	2/26/2025	10022 BRAUN NORTHWEST INC	39463	54992	VEHICLE REPAIR PARTS	3,915.00	
			39906	54837	VEHICLE SUPPLIES	238.67	
						<b>Total :</b>	<b>4,153.67</b>
138596	2/26/2025	13990 C.P. RICHARDS SIGNS, INC.	66011	55118	VEHICLE GRAPHICS	3,620.85	
						<b>Total :</b>	<b>3,620.85</b>
138597	2/26/2025	10876 CANON SOLUTIONS AMERICA INC	4040921964	54839	PLOTTER MAINTENANCE & USAGE	187.27	

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138597	2/26/2025	10876	10876 CANON SOLUTIONS AMERICA INC	(Continued)		<b>Total : 187.27</b>
138598	2/26/2025	11402	CARROLL, JUDI	03012025-96	MEADOWBROOK HARDSHIP PROC	147.64
						<b>Total : 147.64</b>
138599	2/26/2025	10569	CHARLENE'S DANCE N CHEER	414	INSTRUCTOR PAYMENT	13,851.00
						<b>Total : 13,851.00</b>
138600	2/26/2025	10032	CINTAS CORPORATION 694	4220033868	54844 MISC FLEET SHOP RENTALS	74.14
						<b>Total : 74.14</b>
138601	2/26/2025	12328	CINTAS CORP. #2	5252462202	55039 FIRST-AID KIT SERVICE	373.83
						<b>Total : 373.83</b>
138602	2/26/2025	11409	CLAYTON, SYLVIA	03012025-340	MEADOWBROOK HARDSHIP PROC	154.50
						<b>Total : 154.50</b>
138603	2/26/2025	15152	COAR DESIGN GROUP	22696	54666 NEW FIRE STATION AT CITY OPER/	59,275.00
						<b>Total : 59,275.00</b>
138604	2/26/2025	10161	CORE SERVICES INC	91217	54916 CUSTODIAL SERVICES - OFFICES	5,043.39
						<b>Total : 5,043.39</b>
138605	2/26/2025	12153	CORODATA RECORDS	RS7062182	54996 CORODATA RECORDS MANAGMEN	800.81
						<b>Total : 800.81</b>
138606	2/26/2025	10358	COUNTY OF SAN DIEGO	25CTOFSAN07	54987 SHERIFF RADIOS	2,714.00
				25CTOFSASN07	54908 800 MHZ ACCESS FEES	2,242.00
						<b>Total : 4,956.00</b>
138607	2/26/2025	10711	COUNTY OF SAN DIEGO DEPT OF PU	2025_SDR_WMA 0004	55141 SD RIVER WATER QUALITY MONIT	18,964.00
				2025REG_COP-16	55141 SD REGIONAL STORMWATER COP	10,952.79
						<b>Total : 29,916.79</b>
138608	2/26/2025	15413	COUNTYWIDE MECHANICAL SYSTEMS	72395	55099 PLUMBING REPAIRS & RELATED M	2,075.88
						<b>Total : 2,075.88</b>
138609	2/26/2025	10333	COX COMMUNICATIONS	052335901; FEB25	8950 COTTONWOOD AVE	198.09

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138609	2/26/2025	10333 COX COMMUNICATIONS	(Continued) 064114701; FEB25		8115 ARLETTE ST	194.79
					<b>Total :</b>	<b>392.88</b>
138610	2/26/2025	13129 DAVID TURCH AND ASSOCIATES	01312025	54881	HIGHWAY 52 COALITION	10,000.00
					<b>Total :</b>	<b>10,000.00</b>
138611	2/26/2025	12655 DELL MARKETING LP	5839178	55143	OFFICE 365 SOFTWARE	58,098.00
					<b>Total :</b>	<b>58,098.00</b>
138612	2/26/2025	14675 EAST COUNTY TRANSITIONAL	20250505C	54681	ARPA REIMBURSEMENT 1/1-1/31/20	14,520.00
					<b>Total :</b>	<b>14,520.00</b>
138613	2/26/2025	12593 ELLISON WILSON ADVOCACY, LLC	2025-02-07	54917	LEGISLATIVE ADVOCACY SERVICE	1,500.00
					<b>Total :</b>	<b>1,500.00</b>
138614	2/26/2025	10009 FIRE ETC	196037	54800	EQUIPMENT CALIBRATION	323.25
					<b>Total :</b>	<b>323.25</b>
138615	2/26/2025	10196 FIRE PREVENTION SERVICES INC	8818		FIRE PREVENTION REIMBURSEME	2,008.90
					<b>Total :</b>	<b>2,008.90</b>
138616	2/26/2025	15516 GENO, MIKE	6799		DEVELOPER DEPOSIT REFUND	104.64
					<b>Total :</b>	<b>104.64</b>
138617	2/26/2025	10066 GLOBALSTAR USA LLC	84305109		SATELLITE PHONE SERVICE	106.11
					<b>Total :</b>	<b>106.11</b>
138618	2/26/2025	12700 IMPACT CANOPIES USA	SF000146115	55126	BRANDED TABLECLOTHS	1,029.01
					<b>Total :</b>	<b>1,029.01</b>
138619	2/26/2025	15316 JD ANIMAL REMOVAL INC	1827	54805	DEAD ANIMAL REMOVAL SERVICE	1,440.00
					<b>Total :</b>	<b>1,440.00</b>
138620	2/26/2025	14956 JET ADVERTISING LLC	12380	54953	WEBSITE CONSULTANT	562.50
					<b>Total :</b>	<b>562.50</b>
138621	2/26/2025	13558 KIFER HYDRAULICS CO, INC	84870	54888	VEHICLE REPAIR PARTS	105.78

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138621	2/26/2025	13558 KIFER HYDRAULICS CO, INC	(Continued)			
			84877	54888	VEHICLE REPAIR PARTS	179.73
			84893	54888	VEHICLE REPAIR PARTS	35.99
					<b>Total :</b>	<b>321.50</b>
138622	2/26/2025	10430 LEAGUE OF CALIFORNIA CITIES	1750		LEAGUE OF CA CITIES MEMBERSH-	900.00
					<b>Total :</b>	<b>900.00</b>
138623	2/26/2025	10204 LIFE ASSIST INC	1549307	54807	EMS SUPPLIES	1,899.44
			1549308	54807	EMS SUPPLIES	570.99
			1549603	54807	EMS SUPPLIES	516.11
			1549776	54807	EMS SUPPLIES	3,316.37
			1550014	54807	EMS SUPPLIES	29.74
			1551494	54807	EMS SUPPLIES	104.81
			1551496	54807	EMS SUPPLIES	314.43
			1551548	54807	EMS SUPPLIES	32.71
			1551779	54807	EMS SUPPLIES	474.86
			1551797	54807	EMS SUPPLIES	2,207.36
					<b>Total :</b>	<b>9,466.82</b>
138624	2/26/2025	13155 LIFETIME DOG TRAINING, LLC	5013		INSTRUCTOR PAYMENT	1,551.00
					<b>Total :</b>	<b>1,551.00</b>
138625	2/26/2025	13369 NATIONWIDE MEDICAL	IN42103	54808	EMS SUPPLIES	283.80
					<b>Total :</b>	<b>283.80</b>
138626	2/26/2025	10308 O'REILLY AUTO PARTS	2968-265779	54864	VEHICLE REPAIR PARTS	35.49
					<b>Total :</b>	<b>35.49</b>
138627	2/26/2025	10344 PADRE DAM MUNICIPAL WATER DIST	90000367; FEB25		GROUP BILL	26,767.15
					<b>Total :</b>	<b>26,767.15</b>
138628	2/26/2025	14614 PARADIGM MECHANICAL CORP	7013	54821	HVAC MAINT & REPAIRS	133.66
			7016	54821	HVAC MAINT & REPAIRS	279.20
			7017	54821	HVAC MAINT & REPAIRS	139.60
			7019	54821	HVAC MAINT & REPAIRS	255.45
			7020	54821	HVAC MAINT & REPAIRS	127.73
			7021	54821	HVAC MAINT & REPAIRS	249.52

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138628	2/26/2025	14614 PARADIGM MECHANICAL CORP	(Continued)			
			7022	54821	HVAC MAINT & REPAIRS	273.26
			7023	54821	HVAC MAINT & REPAIRS	121.79
			7024	54821	HVAC MAINT & REPAIRS	139.60
			7025	54821	HVAC MAINT & REPAIRS	115.86
			7032	54821	HVAC MAINT & REPAIRS	273.26
					<b>Total :</b>	<b>2,108.93</b>
138629	2/26/2025	12919 PARCELQUEST	8732-1-2025	55144	SOFTWARE RENEWAL	2,399.00
					<b>Total :</b>	<b>2,399.00</b>
138630	2/26/2025	11442 PATTERSON, EDWARD	03012025-225		MEADOWBROOK HARDSHIP PROC	142.45
					<b>Total :</b>	<b>142.45</b>
138631	2/26/2025	11901 PECK'S HEAVY FRICTION INC	310529	54894	VEHICLE REPAIR PARTS	945.92
					<b>Total :</b>	<b>945.92</b>
138632	2/26/2025	15505 RICHARDSON, JENNIFER	5327		BUSINESS LICENSE REFUND	42.00
					<b>Total :</b>	<b>42.00</b>
138633	2/26/2025	10259 ROBERT HALF	64609470	55092	TEMP SVCS - IT SUPPORT SPECIAL	1,300.00
					<b>Total :</b>	<b>1,300.00</b>
138634	2/26/2025	15314 RSG INC	12961	54868	2025-29 CONSOLIDATED PLAN	2,246.25
					<b>Total :</b>	<b>2,246.25</b>
138635	2/26/2025	10606 SD COUNTY SHERIFF'S DEPT	DEC 2024 SHERIFF		DEC 2024 LAW ENFORCEMENT	1,453,353.28
					<b>Total :</b>	<b>1,453,353.28</b>
138636	2/26/2025	10407 SAN DIEGO GAS ELECTRIC	20003		ENGINEERING FEE - CUYAMACA S	2,825.00
					<b>Total :</b>	<b>2,825.00</b>
138637	2/26/2025	10107 SANTEE FOOD BANK	PY 2024/25 Q2	55016	CDBG SUBRECIPIENT	5,249.52
					<b>Total :</b>	<b>5,249.52</b>
138638	2/26/2025	11910 SPECTRUM GAS PRODUCTS	00870323	55028	OXYGEN CYLINDER RENTAL	180.95
			00870324	55028	OXYGEN CYLINDER RENTAL	90.30

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138638	2/26/2025	11910 11910 SPECTRUM GAS PRODUCTS	(Continued)			<b>Total : 271.25</b>
138639	2/26/2025	14240 SPICER CONSULTING GROUP	1817	54687	ASSMNT ENG & CFD SVCS FY 23-2	2,763.56
						<b>Total : 2,763.56</b>
138640	2/26/2025	11403 ST JOHN, LYNNE	03012025-78		MEADOWBROOK HARDSHIP PROC	147.93
						<b>Total : 147.93</b>
138641	2/26/2025	11056 STANDARD ELECTRONICS	2063	54879	FIRE ALARM & SPRINKLER MONITC	4,434.08
						<b>Total : 4,434.08</b>
138642	2/26/2025	10217 STAPLES ADVANTAGE	6022903210 6022903211 6023037010	54897 55122 54897	OFFICE SUPPLIES FY 24/25 OFFICE SUPPLIES OFFICE SUPPLIES	461.82 262.05 312.11
						<b>Total : 1,035.98</b>
138643	2/26/2025	10121 SUPERIOR READY MIX LP	475275	55010	ASPHALT MATERIALS & SUPPLIES	389.03
						<b>Total : 389.03</b>
138644	2/26/2025	11947 SWARCO MCCAIN INC	PB3371	54724	TRANSPARITY ADAPTIVE LICENSIN	62,400.00
						<b>Total : 62,400.00</b>
138645	2/26/2025	13451 TELEFLEX FUNDING LLC	9509547659	54815	EMS SUPPLIES	716.54
						<b>Total : 716.54</b>
138646	2/26/2025	10250 THE EAST COUNTY	149527 149617 149683		INVITATION TO BID - CITYWIDE STC CLERK OFFICE PUBLICATION ORD NOTICE OF PUBLIC HEARING - CDI	777.00 287.00 182.00
						<b>Total : 1,246.00</b>
138647	2/26/2025	14354 TRILOGY MEDWASTE WEST, LLC	1695936 1695937	54913 54913	BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL	296.26 368.52
						<b>Total : 664.78</b>
138648	2/26/2025	10133 UNDERGROUND SERVICE ALERT	120250700 24-252617	54871 54871	DIG ALERT - MONTHLY TICKETS DIG ALERTS - STATE FEES	130.25 53.60
						<b>Total : 183.85</b>

Bank code : ubgen



Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138649	2/26/2025	12480 UNITED SITE SERVICES	INV-5095233	55056	PORTABLE TOILET RENTAL/SERVIC	135.54
					<b>Total :</b>	<b>135.54</b>
138650	2/26/2025	11305 VELOCITY TRUCK CENTERS	XA290213585:01	54903	VEHICLE REPAIR PARTS	430.99
					<b>Total :</b>	<b>430.99</b>
138651	2/26/2025	15517 WSP USA ADMINISTRATION	6336		BUSINESS LICENSE REFUND	108.00
					<b>Total :</b>	<b>108.00</b>
138652	2/26/2025	10318 ZOLL MEDICAL CORPORATION	4109565	54817	EMS SUPPLIES	1,408.38
					<b>Total :</b>	<b>1,408.38</b>

67 Vouchers for bank code : ubgen

Bank total : 1,916,290.50

67 Vouchers in this report

Total vouchers : 1,916,290.50

Prepared by:   
Date: 2-26-25  
Approved by:   
Date: 2/26/25



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: 30								
reth			5,460.00		catax	5,460.00	46.00						
					fedtax	5,460.00	211.00						
Grand Totals	0.00		5,460.00				257.00	0.00					

Gross:	5,460.00
Net:	5,203.00

<< No Errors / No Warnings >>

*EB*  
*2/28/25*  
*Paydate 3/1/25*  
*PPE 3/31/25*

**MEETING DATE** March 12, 2025

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT TO DOWNSTREAM SERVICES, INC. FOR THE CITYWIDE STORM DRAIN TRASH DIVERSION (CIP 2025-20) PROJECT AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") PER STATE CEQA GUIDELINES SECTION 15301 (c)

**DIRECTOR/DEPARTMENT** Carl Schmitz, Engineering 

**SUMMARY**

This item requests City Council award the construction contract for the Citywide Storm Drain Trash Diversion 2025 (CIP 2025-20) Project to Downstream Services, Inc., in the amount of \$273,915.00. This project will install trash capture devices at 80 storm drain system locations across the City in compliance with the State Trash Amendment requirements. With the completion of this project, the City will be sixty-four percent (64%) complete with the required number of trash capture devices in public right-of-way storm drain systems and is on track to be completed by 2030. The attached project map identifies the location of the storm drain systems to receive trash capture devices.

In compliance with the City's purchasing ordinance, Santee Municipal Code Section 3.24.100, City staff administered a formal bid process on January 24, 2025. On February 20, 2025, the City Clerk publicly opened and examined four (4) sealed bids. The bid submitted by Downstream Services, Inc. has been determined to be the lowest responsive and responsible bidder in the amount of \$273,915.00. The bid submitted by Downstream Services, Inc. is 20.6% lower than the Engineer's construction estimate of \$345,000.00.

Staff also requests authorization for the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$68,475.00 (25% of the contract price) for unforeseen items and additional work associated with the Project, and to install additional trash capture devices at commercial, industrial, and high-density residential locations as determined by staff. This will allow the City to complete additional installations as required by the State Trash Amendment in a single contract to provide cost savings for engineering design and construction administration.

**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**

Funding for this project is provided by the General Fund, which is included in the adopted FY2024-2028 Capital Improvement Program budget as part of the Storm Drain Trash Diversion project.



Construction Contract	\$273,915.00
Construction Change Orders	<u>68,475.00</u>
Total Anticipated Project Cost	<u>\$ 342,390</u>

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION**

Adopt the Resolution:

1. Awarding the construction contract for the Citywide Storm Drain Trash Diversion 2025 (CIP 2025-20) Project to Downstream Services, Inc. for a total amount of \$273,915.00; and
2. Authorizing the City Manager to execute all necessary contract documents on behalf of the City; and
3. Authorizing the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$68,475.00; and
4. 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,  
AWARDING THE CONSTRUCTION CONTRACT TO DOWNSTREAM SERVICES, INC.  
FOR THE CITYWIDE STORM DRAIN TRASH DIVERSION 2025 (CIP 2025-020)  
PROJECT AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM  
ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY  
ACT (“CEQA”) PER STATE CEQA GUIDELINES SECTION 15301 (c)**

**WHEREAS**, on January 24, 2025, City staff administered a formal bid process in compliance with Santee Municipal Code Section 3.24.100; and

**WHEREAS**, the City Clerk, on February 20, 2025, publicly opened and examined four sealed bids for the Citywide Storm Drain Trash Diversion 2025 (CIP 2025-20) Project (“Project”); and

**WHEREAS**, the lowest received bid was submitted by Downstream Services, Inc. in the amount of \$273,915.00; and

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

**WHEREAS**, Downstream Services, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$273,915.00; and

**WHEREAS**, staff recommends awarding the construction contract to Downstream Services, Inc. in the amount of \$273,915.00; and

**WHEREAS**, staff requests authorization for the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$68,475.00 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 construction contract for the Citywide Storm Drain Trash Diversion 2025 (CIP 2025-20) Project is awarded to Downstream Services, Inc. as the lowest responsive and responsible bidder in the amount of \$273,915.00 and the City Manager is authorized to execute all necessary contract documents on behalf of the City.

**SECTION 3:** The Director of Engineering/City Engineer, is authorized to approve change orders in an amount not to exceed \$68,475.00 for unforeseen items and additional work associated with the Project.

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

**SECTION 4:** The project is categorically exempt from environmental review under State CEQA Guidelines Section 15301(c), Existing Facilities.

**SECTION 5:** 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 6:** This Resolution shall take effect immediately upon its passage.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 12<sup>th</sup> day of March, 2025 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

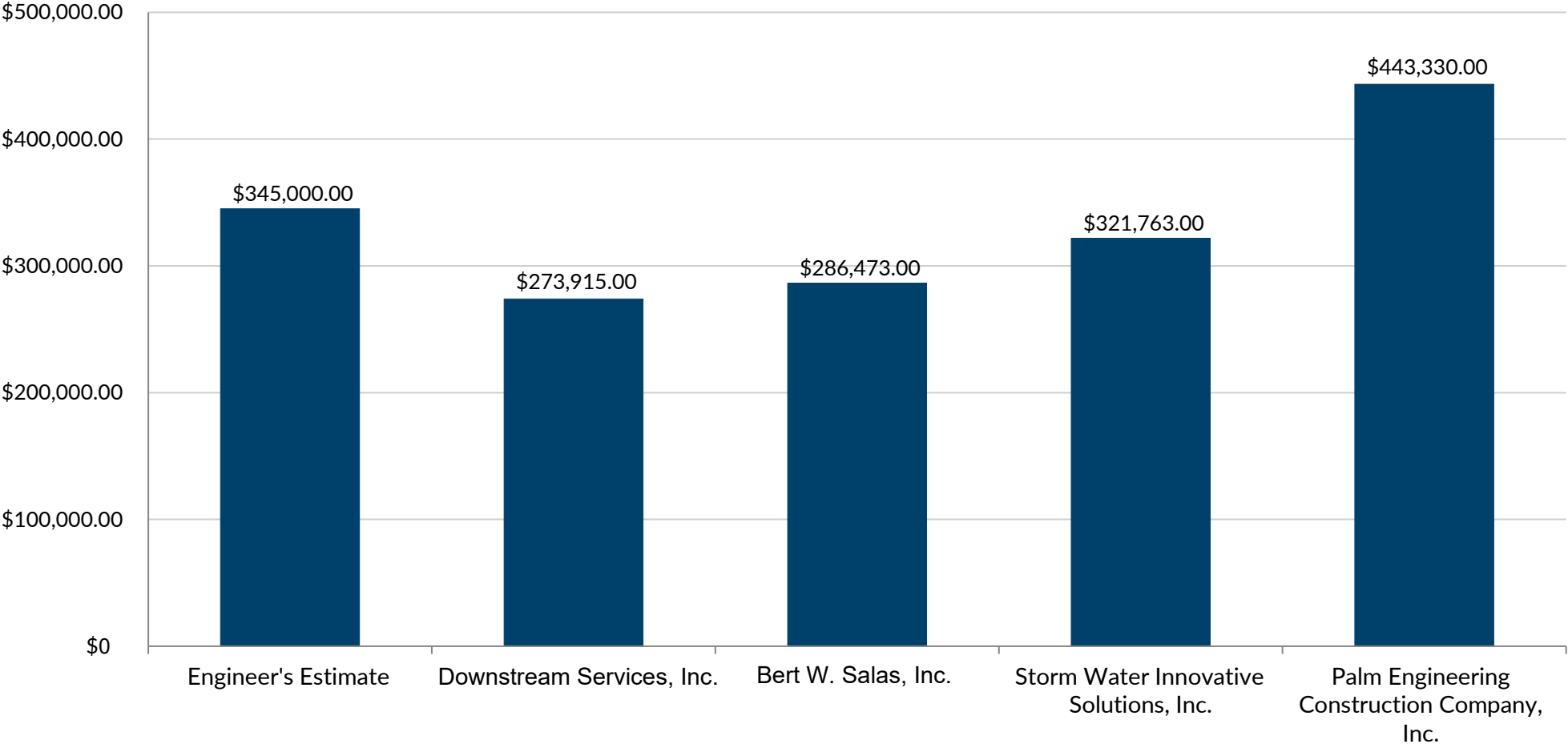
**APPROVED:**

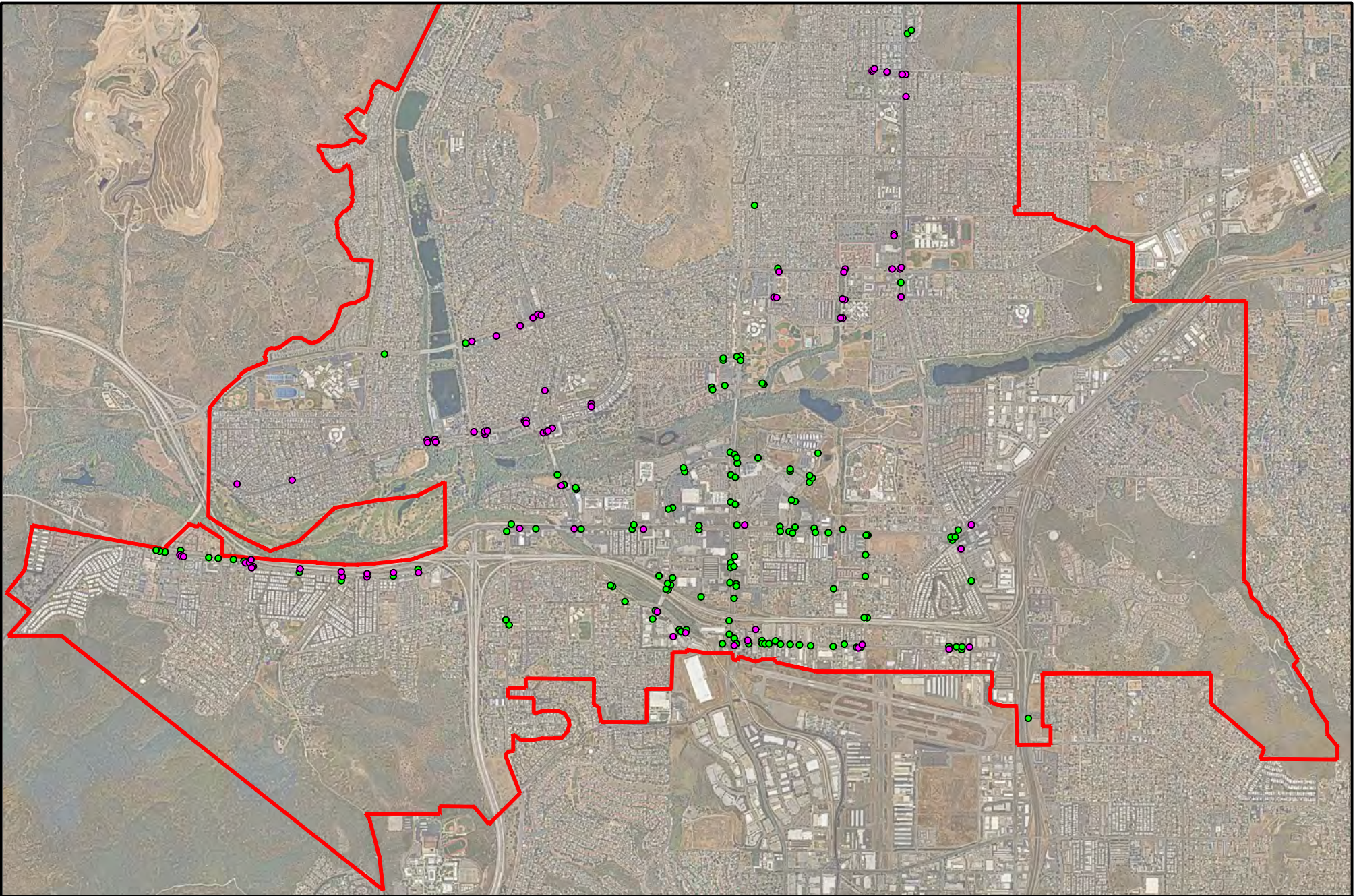
\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**JAMES JEFFRIES, CITY CLERK**

# CITYWIDE STORM DRAIN TRASH DIVERSION 2025 CIP 2025-20





PROJECT MAP

LEGEND

STORM DRAIN TRASH DIVERSION 2025  
CIP 2025-20

- EXISTING (135) STORM DRAIN TRASH CAPTURE DEVICES
- NEW (80) STORM DRAIN TRASH CAPTURE DEVICES
- CITY BOUNDARY

**MEETING DATE**            March 12, 2025

**ITEM TITLE**    RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE CITYWIDE CRACK SEALING PROGRAM 2025 (CIP 2025-03) PROJECT, 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**

This item requests City Council award the construction contract for the Citywide Crack Sealing Program 2025 (CIP 2025-03) Project to American Asphalt South, Inc. in the amount of \$74,470.00. This project will seal cracks in asphalt pavement to provide preventative maintenance in advance of the Citywide Pavement Repair and Rehabilitation Program and the Citywide Slurry Seal and Roadway Maintenance Program projects. The project is located on various streets throughout the City as identified on the attached project map.

In compliance with the City’s purchasing ordinance, Santee Municipal Code Section 3.24.100, City staff administered a formal bid process on February 7, 2025. On February 25, 2025, the City Clerk publicly opened and examined four (4) sealed bids. The bid submitted by American Asphalt South, Inc. has been determined to be the lowest responsive and responsible bidder in the amount of \$74,470.00. The bid submitted by American Asphalt South, Inc. is 52% lower than the Engineer’s construction estimate of \$155,000.00.

Staff also requests authorization for the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$18,617.00 (25% 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** 

Funding for this project is provided by previously allocated funds from the General Fund, specifically allocated for street paving projects.

Construction Contract	\$ 74,470.00
Construction Change Orders	18,617.00
Total Anticipated Project Cost	<u>\$ 93,087.00</u>

**CITY ATTORNEY REVIEW**     N/A     Completed





**RECOMMENDATION**

Adopt the Resolution:

1. Awarding the construction contract for the Citywide Crack Sealing Program 2025 (CIP 2025-03) Project to American Asphalt South, Inc. for a total amount of \$74,470.00; and
2. Authorizing the City Manager to execute all necessary contract documents on behalf of the City; and
3. Authorizing the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$18,617.00; and
4. 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,  
AWARDING THE CONSTRUCTION CONTRACT FOR CITYWIDE CRACK SEALING  
PROGRAM 2025 (CIP 2025-03) PROJECT, 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 February 7, 2025, City staff administered a formal bid process in compliance with Santee Municipal Code Section 3.24.100; and

**WHEREAS**, the City Clerk, on February 25, 2025, publicly opened and examined four (4) sealed bids for the Citywide Crack Sealing Program 2025 (CIP 2025-03) Project (“Project”); and

**WHEREAS**, the lowest received bid was submitted by American Asphalt South, Inc. in the amount of \$74,470.00; and

**WHEREAS**, in accordance with Santee Municipal Code section 3.24.100, staff has determined that the bid submitted by American Asphalt South, Inc. conforms in all material respects to the requirements set forth in the invitation for bids; and

**WHEREAS**, American Asphalt South, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$74,470.00; and

**WHEREAS**, staff recommends awarding the construction contract to American Asphalt South, Inc. in the amount of \$74,470.00; and

**WHEREAS**, staff requests authorization for the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$18,617.00 for unforeseen items and additional work associated with the Project.

**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 construction contract for the Citywide Crack Sealing Program 2025 (CIP 2025-03) Project is awarded to American Asphalt South, Inc. as the lowest responsive and responsible bidder in the amount of \$74,470.00 and the City Manager is authorized to execute all necessary documents to execute the contract on behalf of the City.

**SECTION 3:** The Director of Engineering/City Engineer, is authorized to approve change orders in an amount not to exceed \$18,617.00 for unforeseen items and additional work associated with the Project.

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

**SECTION 4:** The project is categorically exempt from environmental review under State CEQA Guidelines Section 15301(c), Existing Facilities.

**SECTION 5:** 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 6:** This Resolution shall take effect immediately upon its passage.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 12<sup>th</sup> day of March, 2025 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

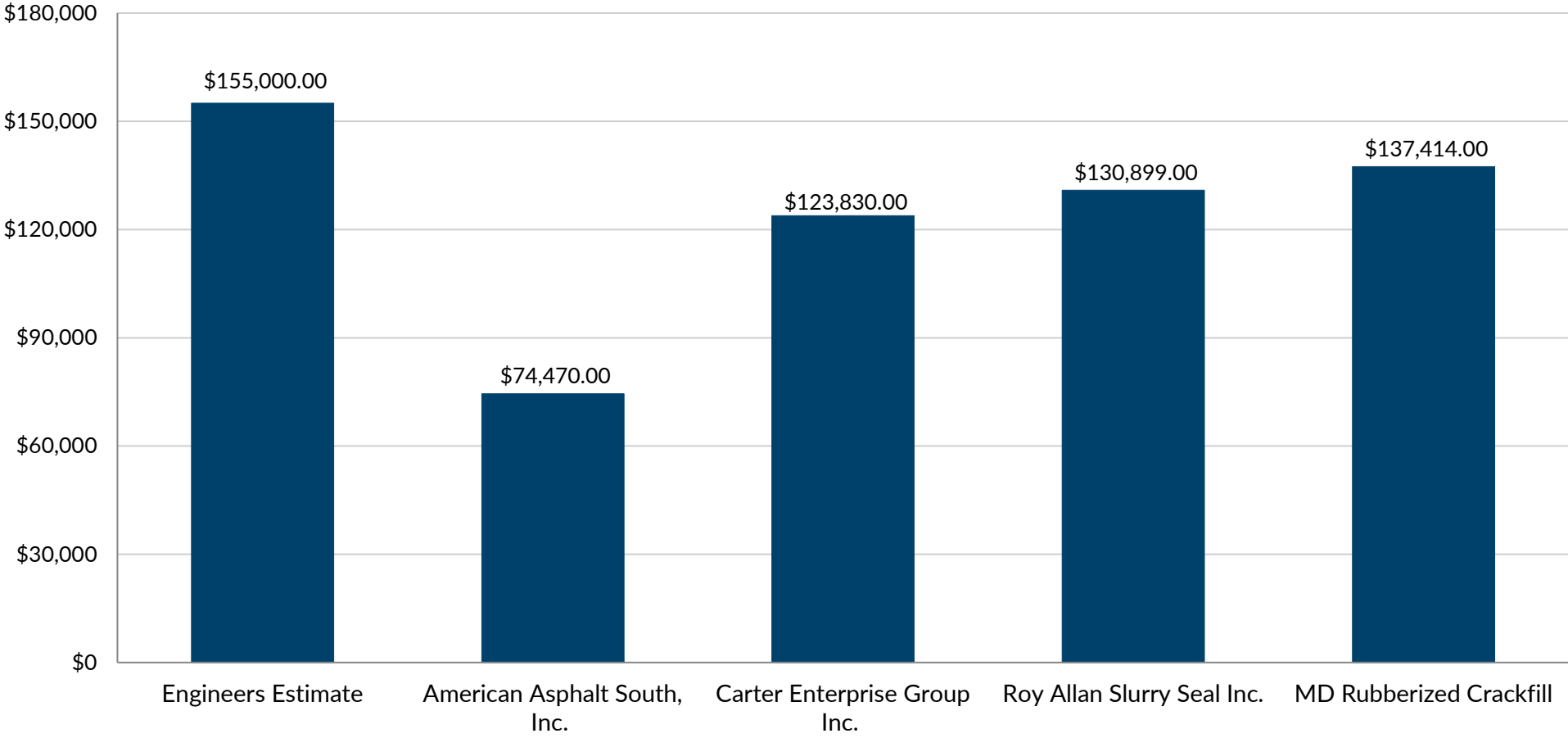
**APPROVED:**

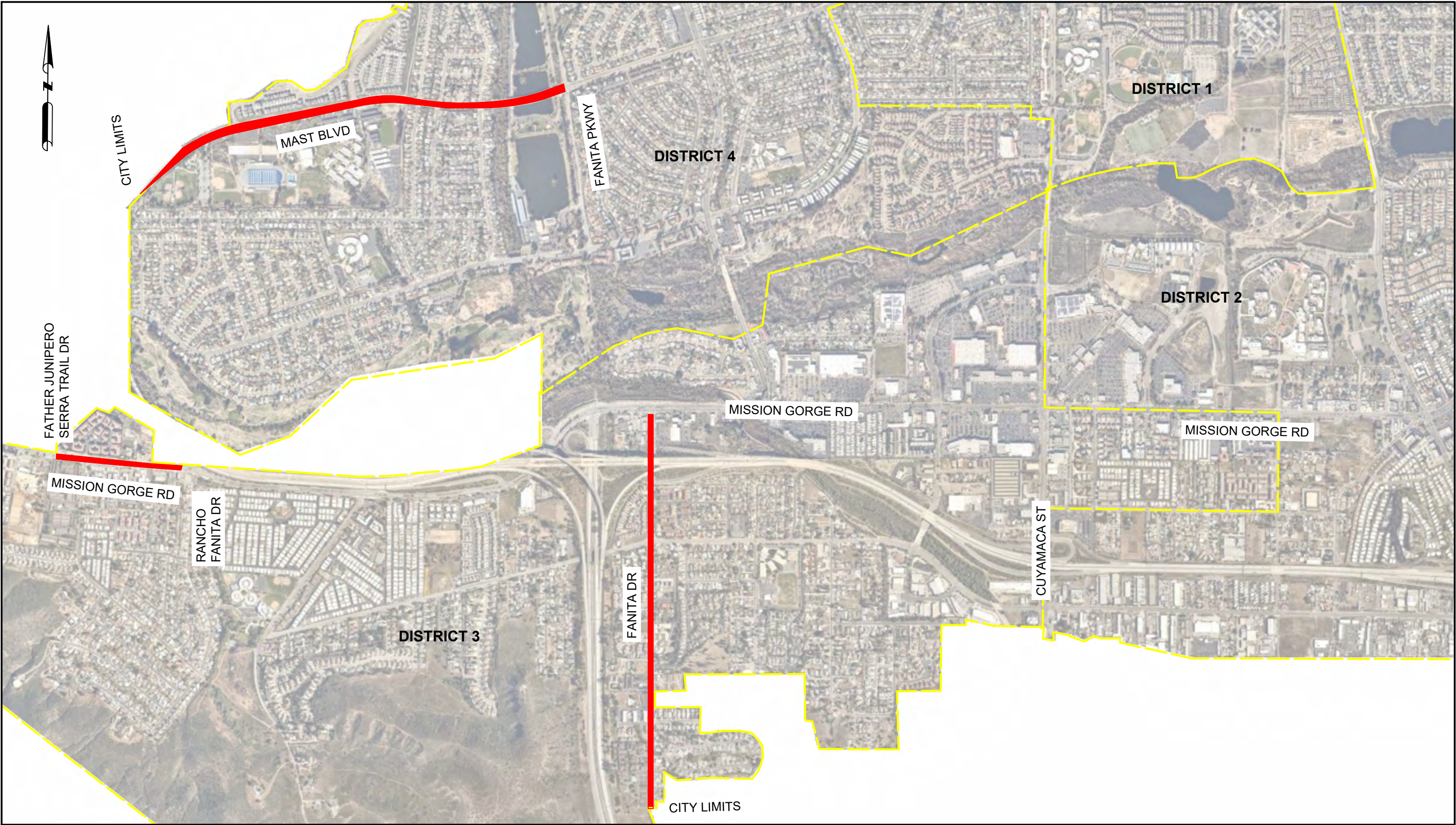
\_\_\_\_\_  
**JOHN W. MINTO, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**JAMES JEFFRIES, CITY CLERK**

# CITYWIDE CRACK SEALING PROGRAM 2025 CIP 2025-03





**MEETING DATE** March 12, 2025

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA REMOVING OVERNIGHT PARKING RESTRICTION ON RIVERWALK DRIVE

**DIRECTOR/DEPARTMENT** Carl Schmitz, Engineering 

**SUMMARY**

This is a City-initiated request in response to complaints regarding the current parking restriction on Riverwalk Drive between Cuyamaca Street and Park Center Drive.

Currently parking on the south side of Riverwalk Drive is not allowed between the hours of 12:00 AM and 6:00 AM between Cuyamaca Street and Park Center Drive. It was implemented per the Council Resolution dated January 9, 2008 to ensure adequate parking along Riverwalk Drive for the operations of Town Center Community Park and prohibit overnight parking of large semi-trucks. At the time only the south side of the street was available for parking and residents desired restricting overnight parking to reduce the number of vehicles stored on the street for extended periods. Later the north side of the street became available for parking with no restrictions.

Since the completion of the Riverwalk community demand for parking has increased significantly and the City has received many requests to restore overnight parking on the southside of Riverwalk Drive.

Since the issues associated with the original parking restriction of semi-trucks no longer exist staff recommend removing the overnight parking restriction on the south side of Riverwalk Drive.

**ENVIRONMENTAL REVIEW**

Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301 - Class 1 Exemption.

**FINANCIAL STATEMENT** 

Staff estimate the total cost to remove existing signs will be \$150. Funding for the installation is included in the adopted fiscal year 2024-25 Gas Tax Fund operating budget.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION**

Adopt the attached Resolution removing parking restriction on the south side of Riverwalk Drive.

**ATTACHMENT**

Resolution  
Exhibit "A" - Map of proposed removal of parking restriction



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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
REMOVING OVERNIGHT PARKING RESTRICTION ON RIVERWALK DRIVE**

**WHEREAS**, City staff has received a number of complaints from City residents about the lack of parking on Riverwalk Drive; and

**WHEREAS**, this street is located within the City of Santee; and

**WHEREAS**, currently overnight parking is prohibited on the south side of Riverwalk Drive; and

**WHEREAS**, the issues associated with the original parking restriction no longer exist; and

**WHEREAS**, freeing up parking would greatly improve the parking situation for the community.

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

It is hereby authorized to remove overnight parking restriction on Riverwalk Drive as shown on the map attached hereto as Exhibit "A". City staff are authorized to remove existing signs of overnight parking restriction.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 12<sup>th</sup> day of March 2025, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

\_\_\_\_\_  
**JAMES JEFFRIES, CITY CLERK**

Exhibit A – Location of Parking Restriction Removal

## Exhibit A

### Location of Removal of Overnight Parking Restriction





**MEETING DATE**

March 12, 2025

**ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, REJECTING THE BID SUBMITTED BY HSCC, INC. AND AWARDING THE CONSTRUCTION CONTRACT TO PORTILLO CONCRETE, INC. FOR THE ADA PEDESTRIAN RAMP IMPROVEMENTS (CIP 2024-04) PROJECT AND DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE CEQA GUIDELINES SECTION 15301 (c)**

**DIRECTOR/DEPARTMENT**

Carl Schmitz, Engineering



**SUMMARY**

On February 13, 2025, the City Clerk publicly opened and examined eight sealed bids for the ADA Pedestrian Ramp Improvements (CIP 2024-04) Project. The bid submitted by the apparent low bidder, HSCC, Inc. was deemed non-responsive by Staff due to several required bid forms relating to the Section 3 Implementation Plan, not filled out in its entirety, and lack of acceptable supporting documentation for the Bidder's Section 3 Outreach/Good Faith Efforts Plan. These items are required to be filled out at the time of bid submittal in order to comprise a complete bid, and therefore Staff recommends City Council reject the bid submitted by HSCC, Inc. as a non-responsive bid.

Staff recommends the City Council award the construction contract for the ADA Pedestrian Ramp Improvements (CIP 2024-04) Project to Portillo Concrete, Inc., whose bid was deemed responsive and responsible, in the amount of \$383,600.00. This project will construct Americans with Disability Act (ADA) compliant pedestrian ramps at 39 locations across the City. These pedestrian ramp installations are part of a Citywide effort to improve accessibility in communities and to serve elderly and people with disabilities, which generally have been low-and moderate-income persons. The attached project map identifies the pedestrian ramp locations.

In compliance with the City's purchasing ordinance, Santee Municipal Code Section 3.24.100, City staff administered a formal bid process on January 17, 2025. Upon review of the submitted bids, the lowest responsive and responsible bid was submitted by Portillo Concrete, Inc. has been determined to be the lowest responsive and responsible bidder in the amount of \$383,600.00. The bid submitted by Portillo Concrete, Inc. is 3.1% higher than the Engineer's construction estimate of \$375,000.00.

Staff also requests authorization for the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$42,200.00 (11% 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** *JS*

Funding for this project is provided by entitlement Community Development Block Grant (“CDBG funds”) from the United States Department of Housing and Urban Development (“HUD”).

Design and Bidding	\$ 18,800.00
Construction Contract	383,600.00
Construction Change Orders	42,200.00
Construction Engineering/Management	30,000.00
Project Closeout	<u>1,000.00</u>
Total Anticipated Project Cost	<u>\$ 475,600.00</u>

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION**

Adopt the Resolution:

1. Rejecting the apparent low bidder, HSCC, Inc., due to several required bid forms relating to the Section 3 Implementation Plan, not filled out in its entirety, and lack of acceptable supporting documentation for the Bidder’s Section 3 Outreach/Good Faith Efforts Plan; and
2. Awarding the construction contract for the ADA Pedestrian Ramp Improvements (CIP 2024-04) Project to Portillo Concrete, Inc. for a total amount of \$383,600.00; and
3. Authorizing the City Manager to execute all necessary contract documents 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 \$42,200.00; 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 THE BID SUBMITTED BY HSCC, INC., AND AWARDING THE  
CONSTRUCTION CONTRACT TO PORTILLO CONCRETE, INC. FOR THE ADA  
PEDESTRIAN RAMP IMPROVEMENTS (CIP 2024-04) PROJECT AND DETERMINING  
THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW  
UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PER STATE  
CEQA GUIDELINES SECTION 15301 (c)**

**WHEREAS**, on January 17, 2025, City staff administered a formal bid process in compliance with Santee Municipal Code Section 3.24.100; and

**WHEREAS**, the City Clerk, on February 13, 2025, publicly opened and examined eight sealed bids for the ADA Pedestrian Ramp Improvements (CIP 2024-04) Project (“Project”); and

**WHEREAS**, the lowest received bid was submitted by HSCC, Inc. in the amount of \$375,250.00; and

**WHEREAS**, the bid received by HSCC, Inc. was deemed non-responsive due to several required bid forms relating to the Section 3 Implementation Plan, not filled out in its entirety, and lack of acceptable supporting documentation for the Bidder’s Section 3 Outreach/Good Faith Efforts Plan, and therefore is rejected; and

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

**WHEREAS**, Portillo Concrete, Inc. was found to be the lowest responsive and responsible bidder with their total bid amount of \$383,600.00; and

**WHEREAS**, staff recommends awarding the construction contract to Portillo Concrete, Inc. in the amount of \$383,600.00; and

**WHEREAS**, staff requests authorization for the Director of Engineering/City Engineer to approve change orders in a total amount not to exceed \$42,200.00 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 construction contract for the ADA Pedestrian Ramp Improvements (CIP 2024-04) Project is awarded to Portillo Concrete, Inc. as the lowest responsive and

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

responsible bidder in the amount of \$383,600.00 and the City Manager is authorized to execute all necessary contract documents on behalf of the City.

**SECTION 3:** The Director of Engineering/City Engineer, is authorized to approve change orders in an amount not to exceed \$42,200.00 for unforeseen items and additional work associated with the Project.

**SECTION 4:** The project is categorically exempt from environmental review under State CEQA Guidelines Section 15301(c), Existing Facilities.

**SECTION 5:** 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 6:** This Resolution shall take effect immediately upon its passage.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 12<sup>th</sup> day of March, 2025 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

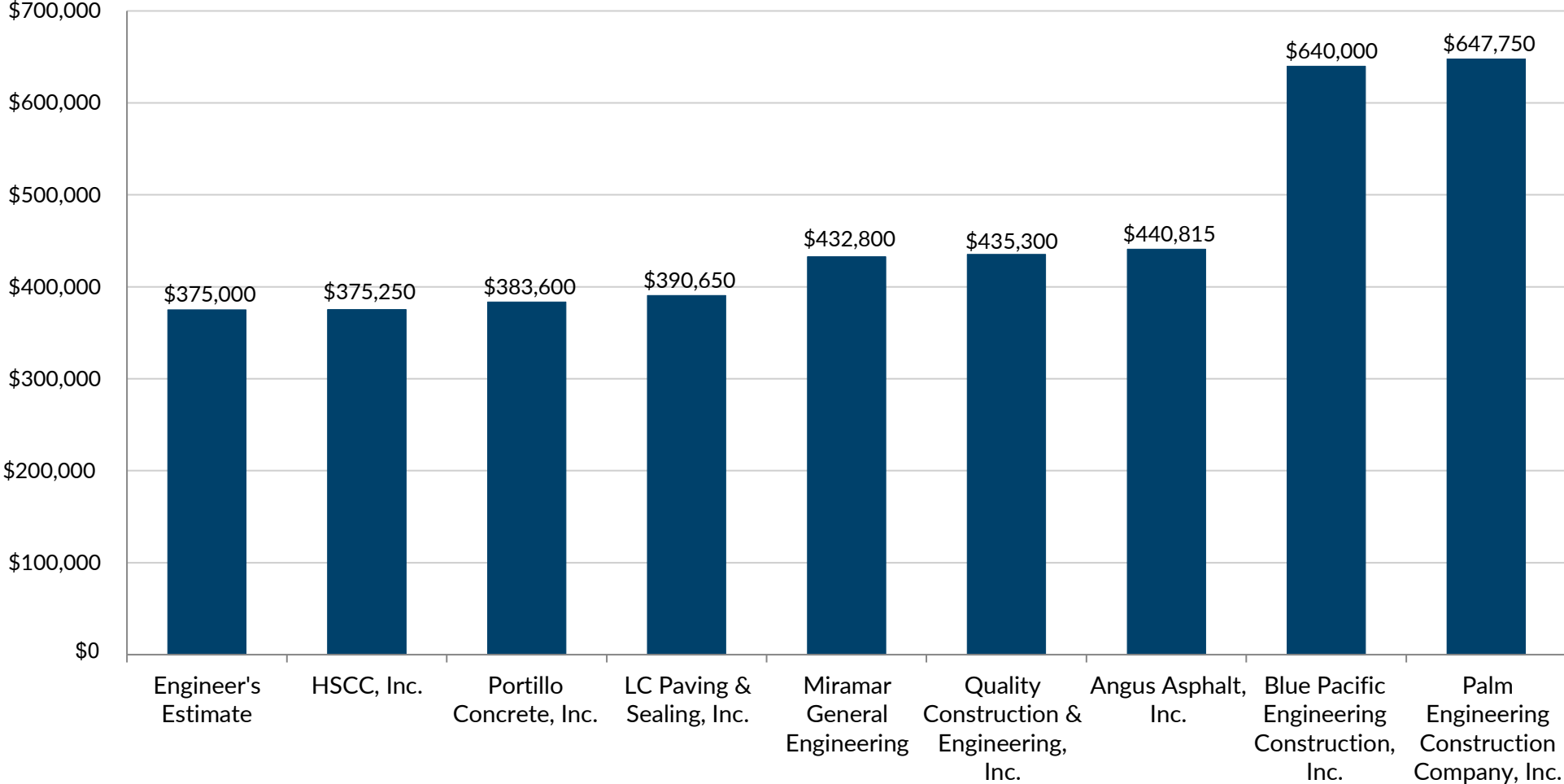
**APPROVED:**

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

**ATTEST:**

\_\_\_\_\_  
**JAMES JEFFRIES, CITY CLERK**

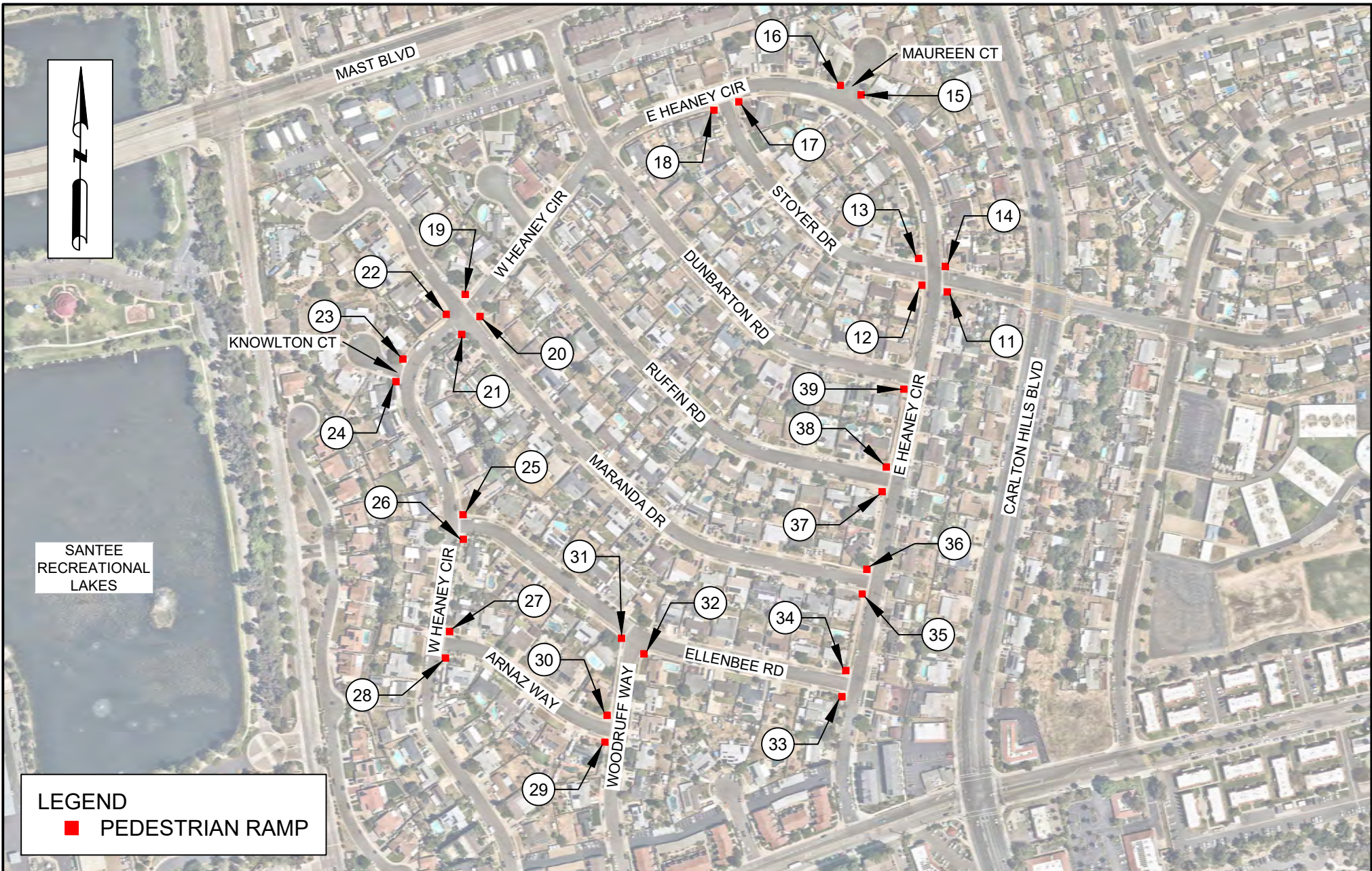
# ADA Pedestrian Ramp Improvements CIP 2024-04





CITY OF SANTEE, CALIFORNIA - DEPARTMENT OF ENGINEERING

### PROJECT MAP




CITY OF SANTEE, CALIFORNIA - DEPARTMENT OF ENGINEERING

PROJECT MAP

**MEETING DATE** March 12, 2025

**ITEM TITLE** RESOLUTION TO ADOPT THE UPDATED CITIZEN AND COMMUNITY PARTICIPATION PLAN FOR PROGRAMS FUNDED UNDER THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THIS ITEM IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") BY GUIDELINES SECTION 15061(B)(3).

**DIRECTOR/DEPARTMENT** Sandi Sawa, AICP, Director of Planning and Building/City Planner 

**SUMMARY**

Pursuant to the Code of Federal Regulations (CFR) at 24 CFR 91.105, the City of Santee (City) must adopt and follow a detailed citizen participation plan that specifies the City's policies and procedures for engaging citizens and encouraging them to participate in creating, evaluating, and implementing programs funded under the U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development.

In preparation for the Program Years 2025-2029 Consolidated Plan and 2025 Annual Action Plan, staff recommends revisions to the current Citizen and Community Participation Plan (CCPP). The existing CCPP, last updated in June 2020, includes special provisions for COVID-19, such as adjustments to the timeline for issuing public notices and accepting public comments, as well as provisions allowing for virtual hearings and virtual attendance/participation. The proposed draft CCPP will exclude these special COVID-19 provisions, include a "Definitions" section and incorporate language to address statutory reporting requirements for the Consolidated Plan related to conducting an Analysis of Impediments to Fair Housing.

**ENVIRONMENTAL REVIEW**

This item is exempt from environmental review under the California Environmental Quality Act ("CEQA") Guidelines Section 15061(b)(3) because the action would clearly have no adverse effect on the environment.

**FINANCIAL STATEMENT** 

This item does not have any fiscal impact on the City's operating budget.

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION**

1. Adopt the Resolution to approve the Draft Citizen and Community Participation Plan; and
2. Determine the project is exempt from CEQA.

**ATTACHMENTS**

Draft CCPP

Resolution to Adopt the CCPP





# City of Santee

Citizen and Community Participation Plan  
for Programs Funded Under the U.S.  
Department of Housing and Urban  
Development's (HUD) Office of Community  
Planning and Development



Revised  
March 2025

## **Introduction**

The City of Santee (City) receives an annual entitlement of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities to assist people with low to moderate incomes. In accordance with HUD requirements, the City must create a Five-Year Consolidated Plan (Consolidated Plan) that addresses affordable housing and community development needs, submit an Annual Action Plan (Annual Plan) to outline spending and activities for the upcoming program year, and provide a Consolidated Annual Performance and Evaluation Report (CAPER) that summarizes the City's accomplishments and use of CDBG funds in the previous program year. Pursuant to the Code of Federal Regulations (CFR) at 24 CFR 91.105, the City must have and follow a detailed citizen participation plan that specifies the City's policies and procedures for engaging citizens and encouraging them to participate in creating, evaluating, and implementing the CDBG program and the Assessment for Fair Housing (AFH), the Analysis of Impediments to Fair Housing (AI), and/or other statutorily required plan to address fair housing.

In addition, HUD regulations for the AFH and AI require that the City adopt a community participation plan setting forth the City's policies and procedures for the community participation, solicitation of views, and recommendations from members of the community and other interested parties; a consideration of the views and recommendations received; and a process for incorporating such views and recommendations into decisions and outcomes.

This Citizen and Community Participation Plan (CCPP) serves to meet the federal requirements described above concurrently.

The City is committed to ensuring that all individuals have equal access to services and programs, including the update process for the Consolidated Plan and its various components. Reasonable accommodations will be provided for those with disabilities upon advance request. Please contact Brittany Gohres, Senior Management Analyst at 619-258-4100 extension 221, or via email at [bgohres@cityofsanteeca.gov](mailto:bgohres@cityofsanteeca.gov). Persons with hearing or speech disabilities can dial 711 to connect with a free TTY service, which will assist in contacting the City for reasonable accommodations.

## **Participation Policies**

The City invites and encourages public involvement in developing relevant plans and reports. Citizen participation is crucial at every step of the planning process, including identifying needs, setting priorities based on those needs, recommending activities to address high-priority needs, and evaluating the effectiveness of the programs and activities.

The primary goal of the Citizen and Community Participation Plan (CCPP) is to solicit

views and recommendations from members of the community, organizations, and other interested parties and to incorporate the views and recommendations in the decision-making process. To accomplish this goal, the CCPP mandates that the City will do the following in the development and implementation of the Consolidated Plan; AFH, AI, and/or other statutorily required plan to address fair housing; substantial amendments to these plans, and CAPER:

- Encourage broad participation from the community;
- Encourage the involvement of persons with low to moderate incomes, particularly those living in the low- to moderate-income communities where funds are proposed to be used;
- Encourage the involvement of persons with disabilities; racial and ethnic minorities; and persons who are non-English speaking and/or have Limited English Proficiency (LEP);
- Encourage participation from organizations and businesses that support people with low to moderate incomes, such as the Regional Task Force on Homelessness/San Diego Continuum of Care (CoC), developers, academia, nonprofit organizations, philanthropic organizations, community-based and faith-based organizations, public housing agencies, resident advisory boards, resident councils, and/or resident management corporations;
- Provide residents reasonable and timely access to information, meetings, and records;
- Provide residents the opportunity to review and offer input and feedback regarding the use of CDBG; AFH, AI, and/or other statutorily required plans to address fair housing; and the CAPER;
- Assist persons who are non-English-speaking and/or persons with LEP upon advance request, provided such services are available; and
- Use comprehensive techniques to encourage and measure public participation and review program performance.

The City assures that the most diligent effort will be made to comply with the process and procedures outlined in this Citizen and Community Participation Plan.

---

## **Development of Plans**

As an entitlement jurisdiction, the City is required to prepare the following documents:

- Five-Year Consolidated Plan;
- Annual Action Plan;
- Consolidated Annual Performance and Evaluation Report (CAPER); and
- Assessment of Fair Housing (AFH), Analysis of Impediments to Fair Housing (AI), and/or other statutorily required plan to address fair housing.

The City will make a concerted effort to notify residents, social service providers, business groups, nonprofit organizations, community and faith-based organizations, community boards, and other interested organizations of the development of the Consolidated Plan; Annual Plan; AFH, AI, and/or other statutorily required plan to address fair housing; and CAPER through public noticing, including electronic mail, online postings, and notices in the newspaper.

The City will issue a Notice of Funding Availability (NOFA) inviting proposals for CDBG activities. Upon request, the City will provide technical assistance to groups representing persons with low to moderate incomes to develop proposals for eligible activities and comment on the AFH, AI, and/or other statutorily required plan to address fair housing.

The City will make available any HUD-provided data and other supplemental information the City plans to incorporate into its AFH/AI at the start of the public participation process (or as soon as feasible thereafter). Prior to adoption of the Consolidated Plan, Annual Plan, and/or CAPER (Plan(s)), the City will make available the estimated amount of CDBG funding that it expects to receive, the activities that may be undertaken, the estimated amount of funds that will be used to benefit persons with low to moderate incomes, and any activities that may result in displacement.

The City will prepare the Annual Plan, which may contain a list of projects to be funded for the given program year with any additional funding received. During each program year, additional funding may become available because of program income, projects completed below budget, or projects canceled or delayed due to a variety of reasons. A list of public facility and infrastructure improvement projects can be included in Annual Plans and approved by the City of Santee City Council (City Council) to serve as back-up projects. The City may activate these back-up projects at any time when funding becomes available. The City must receive HUD approval for these back-up projects along with the approved and funded projects as part of its approval of the Annual Plan. Initiation and funding of these projects would not constitute a substantial amendment as defined below.

The City will publish a summary of the proposed Plan(s) and/or AFH, AI, and/or other statutorily required plan in the newspaper and have it available on the City's website for a period of at least ten (10) days prior to a public meeting. The summary will describe the contents and purpose of the Plan(s) and/or AFH, AI, and/or other statutorily required plan and include a list of the locations where the documents may be reviewed. The Plan(s) and/or AFH, AI, and/or other statutorily required plan will be available for review at the Office of the City Clerk (10601 N. Magnolia Avenue, Santee, CA 92071) and on the City's website. The City will provide a reasonable number of free copies to citizens and groups upon request.

### ***Consolidated Annual Performance and Evaluation Reports (CAPER)***

The City will prepare an annual CAPER to evaluate the progress of the Consolidated Plan and to review accomplishments in the previous program year. Prior to submitting the CAPER to HUD, the public must be noticed, advising of the availability of the CAPER. The notice will be published in the newspaper and available on the City's website. The CAPER will be available for review at the Office of the City Clerk and on the City's website. A comment period of not less than 15 days will be provided. All comments received in writing and orally will be included in the final submission to HUD.

### **Plan Amendments**

The City will amend its approved Plan(s) whenever it makes one of the following decisions:

- To carry out an activity not previously described in the Annual Plan using funds covered by the Consolidated Plan, including program income.
- To substantially amend the purpose, scope, location, or beneficiaries of an activity.
- To substantially amend the allocation priorities or the method of distributing funds.

A substantial amendment is defined as the following:

- An addition, modification, or elimination of a Consolidated Plan goal.
- An addition of a new activity not previously identified in the Annual Plan.
- A change in an activity after the adoption of the Annual Plan that meets one of the following thresholds:
  - A net increase or decrease greater than 50 percent of the activity allocation; or

- A change in the use of funds from one activity to another that affects 20 percent or more of the City's current annual CDBG fund allocation.
- A change in adopted AFH that is:
  - Due to a material change in the City's circumstances, the AFH's analysis, contributing factors, or goals that may no longer reflect current conditions. This could include new significant contributing factors, civil rights findings, substantial demographic shifts, or a Presidentially-declared disaster affecting the City's ability to implement the AFH.
  - Resulting from a written notification provided by HUD identifying a material change that HUD believes warrants revisions to the AFH.

Substantial amendments must be authorized by City Council and will be available on the City's website and through public notices in the newspaper. Minor changes and/or corrections may be made, so long as the changes do not constitute a substantial amendment. Minor changes, including but not limited to modifications of goal outcome indicators, shall not be considered a substantial amendment and do not require public review or a public hearing.

The City will receive and consider comments concerning substantial amendments and/or AFH, AI, and/or other statutorily required plan revisions for a period of not less than 30 days. All comments received in writing or orally at a public meeting will be considered in preparing the final Plan(s) and/or AFH, AI, and/or other statutorily required plan. A summary of the comments or views, including those not accepted and the reasons, shall be attached to the final Plan(s) and/or AFH, AI, and/or other statutorily required plan.

Public notices will be published at least ten (10) days prior to the hearing. Notices will include the date, time, location, and summary of the proposed action to help facilitate informed comments.

## **Public Hearings**

The City aims to hold public meetings at convenient times and locations near lower-income neighborhoods, ensuring accessibility for persons with disabilities. The City continues to explore new ways to enhance participation and involvement, including the use of online needs assessments and surveys.

The City will meet the following public hearing requirements:

- Conduct at least two public hearings each year to obtain residents' feedback regarding housing and community development needs, proposed allocation of CDBG funds, and strategies and actions taken to affirmatively further fair

housing, and to review program performance.

- Conduct at least one public hearing during the development of the AFH, AI, and/or other statutorily required plan to address fair housing prior to publishing for public comment. The public hearing must be held prior to formulating the Consolidated Plan.
- Conduct at least one public hearing during the development of the Consolidated Plan prior to publishing the Consolidated Plan for public comment.
- Receive and consider comments concerning the Plan(s), AFH, AI, and/or statutorily required plan to address fair housing for a period of 30 days. All comments received in writing or orally at the public meeting will be considered in preparing the final Plan(s) and/or AFH, AI, and/or statutorily required plan. A summary of the comments, including those not accepted and the reasons, shall be attached to the final Plan(s).

In addition to public meetings, the City will distribute a survey to collect public feedback.

## **Public Notices**

The City provides notice of 15 or 30 days at all stages of the Consolidated Plan process to encourage participation from the community. A 30-day notice is provided for the Citizen and Community Participation Plan; Five-Year Consolidated Plan; Annual Plan; AFH, AI, or other statutorily required plan to address fair housing; and any substantial amendments. A 15-day notice is provided for the CAPER.

Notices will include eligible types of activities, expected benefit to persons with low to moderate incomes; staff contact information; and the date, time, and location of the event. Notices are published in the newspaper and announced on the City's website.

## **Access to Information and Records**

Any citizen, organization, or other interested party may submit written requests for information regarding the Consolidated Plan; Annual Plan; AFH, AI, and/or other statutorily required plan to address fair housing; and/or the CAPER, including the City's use of funds under the CDBG programs and the benefit to persons with low to moderate incomes during the preceding five years.

This Citizen and Participation Plan; the current Consolidated Plan; the current Annual Plan; the current AFH, AI, and/or other statutorily required plan to address fair housing; the current CAPER; and any substantial amendments to these plans are available for public review at the Office of the City Clerk and on the City's website.

## **Technical Assistance**

Upon request, the City works with individuals or groups which represent people with low and moderate incomes to develop proposals for funding assistance under the Consolidated Plan programs. City staff provides technical assistance for proposals that strengthen and expand the role of community-based development organizations in planning for eligible activities. Technical assistance does not include the award of funds to the requesting group.

The City's Development Services Department will offer assistance to individuals and citizen groups seeking further clarification of HUD regulations and the criteria for project eligibility under federal grants.

## **Anti-Displacement**

The City strives to avoid and minimize the displacement of individuals due to HUD-funded activities. To the greatest extent possible, the City will consider the impact of displacement in the site selection during the project planning phase and will provide information to displaced individuals on available assistance and relocation benefits.

Prior to approval of any HUD-funded activities with the potential for temporary or permanent displacement of individuals or businesses, the responsible agency (City or private developer) must provide a written plan of action for comparable replacement housing and assistance to displaced households based on the [Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 \(URA\), 49 CFR Part 24.](#)

## **Comment and Complaint Process**

The City will consider any comments received from citizens in preparing this Citizen and Community Participation Plan; Consolidated Plan; Annual Plan; CAPER; AFH, AI, or other statutorily required plan to address fair housing; and/or substantial amendments to these plans. A summary of all comments will be attached and submitted to HUD.

The City will respond to written complaints received relating to the Consolidated Plan; Annual Plan; AFH, AI, or other statutorily required plan to address fair housing; CAPER; and/or substantial amendments. Written complaints must describe the objection and provide contact information of the complainant. The City will respond to complaints within 15 working days of receiving the written complaint, acknowledging the letter and identifying a plan of action if necessary. Correspondence may be addressed to:

City of Santee  
Brittany Gohres  
Senior Management Analyst  
619-258-4100, ext 221  
bgohres@cityofsanteeca.gov  
10601 Magnolia Avenue  
Santee, CA 92071



Persons wishing to contact the Los Angeles Area HUD Office may address correspondence to:

U.S. Housing and Urban Development  
Attn: Alexander A. Gonzales  
300 North Los Angeles St., Suite 4054  
Los Angeles, CA 90012

## **Definitions**

**Annual Plan:** The Annual Action Plan (Annual Plan) is a one-year (July 1 to June 30) planning document, detailing approved funding allocations for specific eligible activities. The Annual Plan is submitted to HUD at least 45 days prior to the beginning of the program year.

**CAPER:** The Consolidated Annual Performance and Evaluation Report (CAPER) is prepared at the end of the program year to detail how funds were expended and the extent to which these funds were used for activities that benefitted people with low to moderate incomes. The CAPER is submitted to HUD within 90 days of the program year-end.

**CDBG:** The Community Development Block Grant (CDBG) is a HUD grant that may be used to fund a variety of community development programs that benefit persons with low to moderate incomes.

**CFR:** The Code of Federal Regulations (CFR) is the general and permanent rules and regulations published in the Federal Register by the executive departments and agencies of the U.S. government.

**Five-Year Consolidated Plan:** The Consolidated Plan is a five-year planning document and application for funding which establishes the City's priorities and strategies for use of HUD-administered funding.

**HUD:** The U.S. Department of Housing and Urban Development (HUD) is the federal agency which administers and provides guidance for the Consolidated Plan process and use of federal funds, such as CDBG.

**Persons with Low to Moderate Incomes:** A person is considered to have a low to moderate income if their household's total income does not exceed 120 percent of the median household income for the area, adjusted for household size.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
APPROVING THE UPDATED CITIZEN AND COMMUNITY PARTICIPATION PLAN**

**WHEREAS**, in accordance with US Housing and Urban Development (HUD) regulations, the City of Santee (City) must have and follow a detailed citizen’s participation plan that specifies the City’s policies and procedures for engaging and encouraging citizens to participate in programs funded under the U.S. Department of HUD, Office of Community Planning and Development; and

**WHEREAS**, the Community Development Block Grant (CDBG) Program is currently the City’s only HUD program that requires a Citizen and Community Participation Plan (CCPP) and the City in conjunction with a consultant developed an updated CCPP; and

**WHEREAS**, In preparation of the 2025-2029 CDBG Consolidated Plan and the 2025 Annual Action Plan, City staff recommends updating the CCPP to eliminate COVID-19 special provisions and incorporate language addressing statutory reporting requirements in the Consolidated Plan related to the Analysis of Impediments to Fair Housing.

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

**SECTION 1.** The City Council hereby accepts the updated CCPP for programs funded under the U.S. Department of HUD, Office of Community Planning and Development; and.

**SECTION 2.** This action is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15378 of the CEQA Guidelines.

**SECTION 3.** This Resolution and the CCPP shall become effective immediately upon its adoption.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 12<sup>th</sup> day of March 2025.

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

---

**JOHN W. MINTO, MAYOR**


**ATTEST:**

---

**JAMES JEFFRIES, CITY CLERK**

**MEETING DATE** March 12, 2025

**ITEM TITLE** PUBLIC HEARING TO REVIEW THE DRAFT PROGRAM YEARS 2025-2029 CONSOLIDATED PLAN AND PROGRAM YEAR 2025 ANNUAL ACTION PLAN. THIS ITEM IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") BY GUIDELINES SECTION 15061(B)(3)

**DIRECTOR/DEPARTMENT** Sandi Sawa, AICP, Director of Planning and Building/City Planner 

**SUMMARY**

A Five-Year Consolidated Plan and Annual Action Plan are required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to qualify for federal funding under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. The main objective of the Consolidated Plan (Con Plan) is to develop a comprehensive strategy for the use of federal grant funding that addresses the City's housing and community development needs. The City's current Con Plan will expire on June 30, 2025.

The preparation of a multi-year Con Plan is governed by complex and wide-ranging statutory requirements. These include conducting community/stakeholder meetings, developing a community profile and housing market analysis, performing a community development needs assessment, and identifying housing issues faced by special needs populations.

On June 12, 2024, the City Council approved a Professional Services Agreement with RSG Inc. for the preparation of the 2025-2029 Con Plan. RSG began working with staff in June 2024 on the Draft 2025-2029 Con Plan, which covers the period from July 1, 2025, to June 30, 2029, and the Draft PY 2025 Annual Action Plan covers the first year of the Con Plan. RSG also assisted with the preparation of the Con Plans of several jurisdictions that are part of the San Diego HOME Consortium.

This public hearing provides notice that the Draft 2025-2029 Consolidated Plan and PY 2025 Annual Action Plan will be available for a 30-Day public comment period beginning March 14, 2025. The Notice of Public Hearing and request for public comment was published in the East County Californian on February 28, 2025.

**ENVIRONMENTAL REVIEW**

This item is exempt from environmental review under the California Environmental Quality Act ("CEQA") by Guidelines section 15061(b)(3) because the action would clearly have no adverse effect on the environment.

**FINANCIAL STATEMENT** 

The Five-Year Consolidated Plan and the First Year Annual Action Plan are required documents for the City to continue to receive CDBG funds. For planning purposes, staff estimates that it will be allocated \$322,704 in CDBG funds for Program Year 2025.



**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION**

1. Conduct and close the public hearing; and
2. Direct staff to make the Draft PY 2025-2029 Consolidated Plan and Draft PY 2025 Annual Action Plan available for a 30-day public comment period.

**ATTACHMENTS**

Draft PY 2025-2029 Consolidated Plan  
Draft PY 2025 Annual Action Plan

# CITY OF SANTEE



## CONSOLIDATED PLAN PROGRAM YEARS 2025-2029

MARCH 2025

# Table of Contents

<b>Executive Summary .....</b>	<b>3</b>
ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b).....	3
<b>The Process.....</b>	<b>6</b>
PR-05 Lead & Responsible Agencies - 91.200(b) .....	6
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l) .....	7
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c).....	12
<b>Needs Assessment.....</b>	<b>14</b>
NA-05 Overview .....	14
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f).....	32
<b>Housing Market Analysis .....</b>	<b>34</b>
MA-05 Overview .....	34
MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f).....	38
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2).....	50
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) .....	54
<b>Strategic Plan.....</b>	<b>55</b>
SP-05 Overview .....	55
SP-10 Geographic Priorities - 91.415, 91.215(a)(1) .....	56
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i).....	68
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j).....	69
SP-80 Monitoring - 91.230 .....	70

## **Appendices**

Appendix A – Alternate/Local Data Sources

Appendix B –Community Workshop Presentation Slides

Appendix C – Community Survey Responses

Appendix D – Stakeholder Survey Responses

Appendix E – Public Comment from Public Hearings

# Executive Summary

## ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City of Santee (“City”) receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. To receive such funds, the City must submit a Consolidated Plan (ConPlan) every five years to HUD. This document is the City’s ConPlan for 2025-2029.

The ConPlan is a five-year planning document that identifies needs within low-to -moderate- income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments in and helps achieve HUD’s mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations. Jurisdictions participating in any of the following HUD funding programs must submit a Consolidated Plan every five years

- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low-income residents.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting persons experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid rehousing programs, and homelessness prevention.
- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities.

As a small city, Santee directly receives only CDBG funding, but it utilizes HOME funding through the County of San Diego’s HOME Consortium. (The HOME Consortium is comprised of the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, and Vista.) This ConPlan covers CDBG and non-federal housing and community development resources. The City anticipates receiving approximately \$350,916 in CDBG funds annually over the next five program years, or \$1,754,580 total

This ConPlan is divided into five major parts:

1. The Process – summarizes the City’s efforts to engage Santee residents and stakeholders and determine the community’s priorities.
2. Needs Assessment – identifies the priority needs of the City’s LMI population;
3. Housing Market Analysis – describes the economic environment in which the City will implement its programs.
4. Strategic Plan – establishes goals, policies and actions for addressing the needs of the community; and
5. Annual Action Plan – outlines the strategies and activities to achieve the ConPlan goals over a one-year period.



## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The City determined its priorities for the 2025-2029 Consolidated Plan based on community and stakeholder feedback, localized housing and market data, and information from 2-1-1 San Diego, the region's Community Information Exchange (CIE). These priorities are as follows:

- **Goal 1:** Improve community infrastructure to address current deficiencies, ensuring that sidewalks, streets, and parks are accessible, safe, and enjoyable for residents.
- **Goal 2:** Provide public services and activities to address the needs of vulnerable populations, including seniors, residents experiencing food insecurity, individuals with special needs, and those experiencing homelessness.
- **Goal 3:** Support affordable housing opportunities and services for residents with low to moderate incomes.

These priorities represent the varied needs that emerged during the Consolidated Plan development process. Note that fair housing services also falls within Goal 3.

## **3. Evaluation of past performance**

As part of the Consolidated Plan process, the City is required to submit an annual Consolidated Annual Performance and Evaluation Report (CAPER), which reports on how funds were spent, the households that benefitted from the funds, and the progress toward meeting its annual goals for housing and community development activities. These reports are reviewed by the City of Santee City Council (City Council) and posted on the City's website.

The City has successfully implemented housing and community development activities in the previous Consolidated Plan cycle, impacting the lives of residents with low to moderate incomes. It is anticipated that the City and its partners will continue to positively impact residents through collaborative efforts. Below is a summary of some of the outcomes achieved during the first four years of the previous five-year Consolidated Plan cycle. Final outcome data for the previous Consolidated Plan cycle will be presented to HUD with the submittal of the Program Year 2024-25 CAPER.

- Fair housing services offered to 140 residents through the Center for Social Advocates (CSA) San Diego County
- Services and shelter provided to 1,039 homeless and at-risk residents through Crisis House
- Over 69,000 Santee residents experiencing food insecurity served by the Santee Food Bank
- Nutritious meals delivered to 404 senior residents through Meals on Wheels
- Community services through Cameron Family YMCA offered to 123 LMI Santee children
- ElderHelp provided services to 378 senior residents
- The Santee Santas Foundation provided meals services to 2,779 LMI persons experiencing food insecurity over the two-week holiday season
- The first phase of the Citywide ADA Pedestrian Ramp project served 3,443 disabled and elderly persons by the installation of 46 new pedestrian ramps.

## **4. Summary of citizen participation process and consultation process**

The City's community participation process was informed by the Citizens Participation Plan, which guides the implementation of a community engagement process and notification of community meetings and public hearings. To facilitate as much community participation as possible, the City held a community meeting and distributed both a Community Needs Assessment Survey and a Stakeholder Survey to gather input.

Community members were also invited to provide input on the Consolidated Plan during a 30-day public comment period held from March 13, 2025, to April 12, 2025, and at public hearings on March 12, 2025, and April 23, 2025. All community engagement efforts are detailed further in the Process section of this plan.

## **5. Summary of public comments**

No public comments have been received to date. For the purposes of publishing the Draft Consolidated Plan, this section will be updated upon the completion of the remaining two public hearings and 30-day public comment period.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

No public comments have been received to date. For the purposes of publishing the Draft Consolidated Plan, this section will be updated upon the completion of the remaining two public hearings and 30-day public comment period.

## **7. Summary**

The five-year ConPlan articulates the housing and community development needs in Santee. The plan also incorporates a comprehensive and coordinated strategy for the implementation of CDBG and other possible funds that could be leveraged to address identified priorities and goals. More broadly, the City is committed to providing every opportunity for residents and stakeholders in Santee to participate in the ConPlan process and expanding opportunities for its LMI populations to thrive. This ConPlan and the associated community engagement process are indicative of that commitment.

# The Process

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**Table PR-05.01: Responsible Agencies**

Agency Role	Name	Department/Agency
CDBG Administrator	City of Santee	Planning & Building Department

### Narrative

The City's Department of Planning & Building is the lead agency responsible for the preparation and administration of the ConPlan, corresponding Annual Action Plans, CAPERs, and the CDBG program. The County of San Diego is lead agency for HOME Investment Partnership funding, which the City utilizes as a member of the County of San Diego's HOME Consortium. The implementation of programs funded by CDBG and HOME may be done in conjunction with other City departments such as the Engineering Department.

### Consolidated Plan Public Contact Information

Brittany Gohres, Senior Management Analyst  
10601 Magnolia Avenue, Santee, CA 92071  
619-258-4100 ext. 221  
bgohres@cityofsanteeca.gov

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Santee has long communicated and collaborated with many governmental and non-governmental agencies in the region to address the needs of the City’s LMI population. The City’s formalized collaborative efforts include being a member of the County of San Diego’s HOME Consortium and recipient of Housing Choice Vouchers (Section 8) through the County of San Diego’s voucher program. City staff also participates in the Homeless Working Group which includes four different non-profit homeless services providers and works closely with the County of San Diego Health and Human Services Agency.

Other non-governmental agencies the City works closely with include, but are not limited to: Santee Santas, Meals on Wheels, , PATH San Diego, the East County Transitional Living Center, Crisis House, Meals on Wheels, Voices for Children and the Cameron Family YMCA. The City encourages agencies to work together to leverage resources and prevent duplication of services for the betterment of the people being served. During the community engagement process, the City consulted with these and other agencies and businesses at community meetings, through interviews and an online survey.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City works closely with the Regional Task Force on the Homeless (RTFH), San Diego County’s Continuum of Care (CoC) as they participate in the City’s Homeless Working Group, which meets monthly. The RTFH organizes the annual Point-in-Time Count (PIT), in which the community engages and surveys those experiencing homelessness countywide to provide a count of the region’s sheltered and unsheltered homeless community. During the 2024 PIT, 73 unsheltered individuals and 0 sheltered individuals in Santee were counted. Table PR-10.01 below provides demographic information of the unsheltered individuals experiencing homelessness in Santee.

**Table PR-10.01: Santee Homeless Profile**

<b>Homeless Profile</b>	<b>% of Unsheltered Persons</b>	<b># of Unsheltered Persons</b>	<b>% of Sheltered Persons</b>	<b># of Sheltered Persons</b>
Veteran	11%	8	0%	0
Female	29%	11	0%	0
Families	0%	0	0%	0
Youth	3%	2	0%	0

Source: RTFH 2024 Point-In-Time Count, 2024

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Santee does not receive or administer ESG funds.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

The City invited various community organizations, government entities, service providers, and stakeholders to participate in the community meeting regarding the Consolidated Plan. In addition to attending the meeting, stakeholders were invited to complete a survey unique to stakeholders to provide further input. A total of nine (9) individuals responded to the Stakeholder Survey. A copy of the survey and the responses can be found in Appendix D – Stakeholder Survey Responses.

**Table PR-10.02: Agencies, Groups, Organizations Who Participated**

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
2-1-1 San Diego	Community Information Exchange (CIE)	Housing Needs Assessment, Market Analysis	Provided localized data to inform the Consolidated Plan.
Alzheimer’s Association, San Diego/Imperial Chapter	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
County of San Diego	Other government – County	Housing Needs Assessment, Market Analysis	Consulted with various agencies at the County government to inform development of the Consolidated Plan.
El Cajon Collaborative	Community collaborative	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
Elev8 Arts Foundation	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
Fred Finch Youth & Family Services	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
Meals on Wheels	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
PATH San Diego	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
Regional Task Force on Homelessness (RTFH)	Continuum of Care	Housing Needs Assessment, Market Analysis	Provided localized data to inform the Consolidated Plan.
Santee Collaborative – Santee School District	Community collaborative	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.

<b>Agency/Group/ Organization</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Santee Santas Foundation	Non-profit service provider	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.
West Hills High School	Local educational institution	Housing Needs Assessment	Informed the development of Consolidated Plan by responding to the stakeholder survey.

**Identify any Agency Types not consulted and provide rationale for not consulting**

No agency or organization was purposely excluded from providing input on the Consolidated Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

**Table PR-10.03: Other Local / Regional / Federal Planning Efforts**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
City of Santee Housing Element 2021-2029	City of Santee	The Consolidated Plan conforms with the City of Santee Housing Element, 2021-2029.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City has a long history of working cooperatively with other CDBG entitlement jurisdictions in the County of San Diego to address common needs. In addition, the City works with the County of San Diego and the other HOME Consortium members to provide for the community’s housing and community development needs. Moreover, the County of San Diego manages the Section 8 rental assistance voucher program for the City and many of its neighboring jurisdictions, so coordinating and communicating with the County government is essential.

The State of California has recently bolstered its funding for housing and homelessness programs. For example, Senate Bill 2 (Atkins) creates a permanent source of funding for affordable housing, including services to persons experiencing homelessness. Starting in Program Year 2025, the City plans to utilize SB 2 funds (Permanent Local Housing Allocation (PLHA) funds for homeless outreach and housing navigation services. It is important that the City coordinates with local partners and stakeholders to best leverage potential new funding and resources.

DRAFT



## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting**

During the Consolidated Plan development, the City held a community meeting at City Hall on September 26, 2024. Seven (7) people attended and provided feedback on what they identified as the City's most pressing community needs. At the meeting, attendees received extensive information about the Consolidated Plan, the citizen participation process, HUD requirements for an entitlement city, the amount of funding that the City anticipates receiving, and how those funds can be used by the City. The City and its consultants facilitated small group discussions during which the attendees' feedback on community needs was recorded on worksheets.

Additionally, a Community Needs Assessment Survey was offered online and via hard copy. A total of 199 individuals responded to the survey. A copy of the survey and a summary of the responses are provided in Appendix C. A public notice was posted on the City's website and printed in the *East County Californian* at least 10 days prior to the City Council public hearing on March 12, 2025, at which the draft Consolidated Plan was presented, and the 30-day public comment period was opened. Notice of the public review and comment period was advertised through a publication in *East County Californian* and on the City's website. The draft Consolidated Plan was available on the City website and at City Hall during the 30-day public comment period from March 13, 2025, to April 12, 2025. No comments were received during the 30-day public review period. A second public notice was posted on the City's website and printed in the *East County Californian* at least 10 days prior to the City Council public hearing on April 23, 2025, at which the Consolidated Plan was approved. [INSERT NUMBER] public comments were received. All public comments received during both public hearings are included in Appendix E of the Consolidated Plan.

## Citizen Participation Outreach

**Table PR-15.01: Citizen Participation Outreach**

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
In-person community meeting on September 26, 2024	Non-targeted/ broad community	7 participants	Senior services, youth services/ services for children in foster care, and infrastructure were identified as the top needs among participants.	All comments were accepted	Presentation slides provided in Appendix B
Online Survey	Non-targeted/ broad community	199 responses	Affordable housing, community services, infrastructure, and community facilities were identified as top needs by survey respondents.	All comments were accepted	URL closed; survey provided in Appendix C
Online Survey	Key Stakeholders	9 responses	Senior services, affordable housing, mental health services, and services for individuals experiencing food insecurity were identified as top needs by survey respondents	All comments were accepted	URL closed; survey provided in Appendix D
Public Hearing on March 12, 2025	Non-targeted/ broad community	X public comments were received.	TBD	All comments were accepted	N/A
Public hearing on April 23, 2025	Non-targeted/ broad community	X public comments were received.	[TBD]	All comments were accepted.	N/A

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The primary source of data used in this needs assessment are HUD Comprehensive Housing Affordability Strategy (CHAS) tabulations, which are based on the U.S Census Bureau’s American Community Survey (ACS) data and incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits, and household types. This Needs Assessment predominantly uses data drawn from CHAS’s most recent data set (2017-2021). The information contained in this section informs the preparation of Santee’s housing and community development priorities and both five- and one-year investment strategies.

Both Area Median Income (AMI) and HUD Adjusted Median Family Incomes (HAMFI) are represented in this Consolidated Plan and are essentially equivalent when discussing populations and households with lower incomes. HAMFI is the HUD-specific term for what is broadly referred to as AMI. Where the term AMI is used in this Consolidated Plan, assume it refers to HAMFI. Table NA-05.01 represents the 2024 HUD Income Limits for the San Diego-Carlsbad, CA MSA in which Santee is included.

The HUD Area Median Family Income (HAMFI) categories used in this report are as follows:

- Extremely low income: 0 to 30 percent of HAMFI
- Very low income: 30 to 50 percent of HAMFI
- Low income: 50 to 80 percent of HAMFI
- Moderate income: 80 to 100 percent of HAMFI
- Upper income: 100 percent of HAMFI and above

**Table NA-05.01: 2024 Area Median Income and Income Limits**

County Area	Income Level	Number of Persons in Households							
		1	2	3	4	5	6	7	8
Median Income: \$119,500	Extremely Low	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
	Very Low	\$53,050	\$60,600	\$68,200	\$75,750	\$81,850	\$87,900	\$93,950	\$100,000
	Low	\$84,900	\$97,000	\$109,150	\$121,250	\$130,950	\$140,650	\$150,350	\$160,050
	Median	\$83,650	\$95,600	\$107,550	<b>\$119,500</b>	\$129,050	\$138,600	\$148,200	\$157,750
	Moderate	\$100,400	\$114,700	\$129,050	\$143,400	\$154,850	\$166,350	\$177,800	\$189,300

Source: U.S. Department of Housing and Urban Development, 2024

## Housing Needs

According to 2021 CHAS data, 20,620 households reside in Santee, of which 72 percent are owner households (14,905 households) and 28 percent are renter households (5,715 households). However, these figures vary according to income category, as shown in Table NA-05.02 below.

Table NA-05.02 shows that 62 percent of renter households earn low incomes up to 80 percent HAMFI (3,520 of 5,715 households), compared to 38 percent of owner households (5,700 of 14,905 households). Collectively, 45 percent of all households in Santee are lower income (9,220 of 20,620 households).

**Table NA-05.02: Household Income Distribution**

Income Category	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
Household Income <= 30% HAMFI	1,495	1,380	2,875	10%	24%
Household Income >30% to <=50% HAMFI	1,470	895	2,365	10%	16%
Household Income >50% to <=80% HAMFI	2,735	1,245	3,980	18%	22%
Household Income >80% to <=100% HAMFI	1,685	665	2,350	11%	12%
Household Income >100% HAMFI	7,520	1,525	9,045	50%	27%
<b>Total Number of Households</b>	<b>14,905</b> <b>(72% of total)</b>	<b>5,715</b> <b>(28% of total)</b>	<b>20,620</b>	<b>100%</b>	<b>100%</b>

Source: CHAS, 2017-2021

The data in Table NA-05.03 highlights the prevalence of housing problems among households in Santee. The four housing problems outlined in the HUD CHAS data are defined in narrow terms as follows:

- Substandard Housing Unit – Lacks Complete Kitchen Facilities. A complete kitchen consists of a sink with running water, a stove or range, and a refrigerator.
- Substandard Housing Unit – Lacks Complete Plumbing Facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
- Cost Burdened Household: Monthly housing costs exceed 30 percent of monthly income. A household is severely cost burdened if their monthly housing costs exceed 50 percent of their monthly income. Note that, for renters, housing costs include contract rent and utilities. For owners, housing costs include mortgage payments, utilities, association fees, insurance, and real estate taxes.

- **Overcrowded Household:** More than one person per room. Severe overcrowding is more than 1.5 persons per room.

As shown in Table NA-05.03, 41 percent of all households in the city experience one of the four defined housing problems (8,420 of 20,620 households). However, when broken down by tenure, renters face a significantly higher rate of housing problems compared to homeowners, with 56 percent of renter households affected versus 35 percent of homeowner households.

**Table NA-05.03: Housing Problems**

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
<b>Household has at least 1 of 4 Housing Problems</b>	5,225	3,195	8,420	35%	56%
<b>Household has none of 4 Housing Problems OR cost burden not available no other problems</b>	9,680	2,520	12,200	65%	44%
<b>Total Number of Households</b>	<b>14,905</b>	<b>5,715</b>	<b>20,620</b>	<b>100%</b>	<b>100%</b>

Source: CHAS, 2017-2021

The data in Table NA-05.04 highlights the prevalence of Severe Housing Problems among households in Santee. As noted above, Severe Housing Problems as defined by HUD include severely inadequate and/or incomplete kitchen and plumbing, spending over 50% percent of income on housing costs (severely cost burdened), and extreme overcrowding (more than 1.5 persons per room). HUD considers a household to have a Severe Housing Problem if they have one or more of these four problems.

As shown in Table NA-05.04, 21 percent of all households in Santee experience at least one of the four Severe Housing Problems (4,305 of 20,620 households). Notably, renters are disproportionately affected, with 32 percent experiencing severe housing problems compared to 17 percent of homeowners.

**Table NA-05.04: Severe Housing Problems Overview**

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
<b>Household has at least 1 of 4 Housing Problems</b>	2,460	1,845	4,305	17%	32%
<b>Household has none of 4 Housing Problems OR cost burden not available no other problems</b>	12,445	3,870	16,315	83%	68%
<b>Total Number of Households</b>	<b>14,905</b>	<b>5,715</b>	<b>20,620</b>	<b>100%</b>	<b>100%</b>

Source: CHAS, 2017-2021

Table NA-05.05 below shows the various levels of cost burden experienced by homeowners and renters in Santee. Overall, it shows that 37 percent of all households are housing cost burdened (7,700 of 20,620 households). However, cost burden is a greater problem for renters – 51 percent of renters are cost burdened, while 32 percent of homeowners are cost burdened.

**Table NA-05.05: Housing Cost Burden**

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
<b>Cost Burden &lt;=30%</b>	10,035	2,735	12,770	67%	48%
<b>Cost Burden &gt;30% to &lt;=50%</b>	2,785	1,560	4,345	19%	27%
<b>Cost Burden &gt;50%</b>	1,995	1,360	3,355	13%	24%
<b>Cost Burden not available</b>	90	65	155	1%	1%
<b>Total Number of Households</b>	<b>14,905</b>	<b>5,715</b>	<b>20,620</b>	<b>100%</b>	<b>100%</b>

Source: CHAS, 2017-2021

The following three tables collectively illustrate the total number of households experiencing housing problems, categorized by income level and tenure (owners vs. renters). The data reveals that most households earning low incomes (up to 80 percent HAMFI), regardless of tenure, are affected by at least one of the four housing problems. Overall, 68 percent of households with low incomes face at least one of the four identified housing problems (6,285 of 9,220 households). Renters are more likely than homeowners to encounter housing challenges. Specifically, 78 percent of renter households with low incomes experience at least one of these issues, compared to approximately 62 percent of homeowner households with low incomes.

**Table NA-05.06: Housing Problems by Income Level, All Households**

Income Category	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other housing problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<= 30% HAMFI	2,320	555	2,875	28%	81%
>30% to <=50% HAMFI	1,690	675	2,365	20%	71%
>50% to <=80% HAMFI	2,275	1,705	3,980	27%	57%
>80% to <=100% HAMFI	950	1,400	2,350	11%	40%
>100% HAMFI	1,175	7,865	9,045	14%	13%
<b>Total Number of Households</b>	<b>8,420</b>	<b>12,200</b>	<b>20,620</b>	<b>100%</b>	

Source: CHAS, 2017-2021

**Table NA-05.07: Housing Problems, Renters**

Income Category	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<= 30% HAMFI	1,145	235	1,380	36%	83%
>30% to <=50% HAMFI	740	155	895	23%	83%
>50% to <=80% HAMFI	860	385	1,245	27%	69%
>80% to <=100% HAMFI	260	405	665	8%	39%
>100% HAMFI	185	1,340	1,525	6%	12%
<b>Total Number of Households</b>	<b>3,195</b>	<b>2,520</b>	<b>5,715</b>	<b>100%</b>	

Source: CHAS, 2017-2021

**Table NA-05.08: Housing Problems, Owners**

Income Category	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<b>&lt;= 30% HAMFI</b>	1,175	320	1,495	22%	79%
<b>&gt;30% to &lt;=50% HAMFI</b>	950	520	1,470	18%	65%
<b>&gt;50% to &lt;=80% HAMFI</b>	1,415	1,320	2,735	27%	52%
<b>&gt;80% to &lt;=100% HAMFI</b>	690	995	1,685	13%	41%
<b>&gt;100% HAMFI</b>	990	6,525	7,520	19%	13%
<b>Total Number of Households</b>	<b>5,225</b>	<b>9,680</b>	<b>14,905</b>	<b>100%</b>	

Source: CHAS, 2017-2021

The following three tables provide an overview of households who are cost burdened, categorized by income level. Again, a household is considered cost burdened if their housing costs exceed 30 percent of their income and considered severely cost burdened if their housing costs exceed 50 percent of their income. As shown in Table NA-05.09, 37 percent of households in Santee are cost burdened (7,695 households). Of the cost-burdened households, 79 percent earn a low income of up to 80 percent of HAMFI (6,075 households). Furthermore, 16 percent of households are severely cost burdened (3,355 households). Of the severely cost-burdened households, 99 percent earn a low income (3,315 households).

**Table NA-05.09: Cost Burden by Income Level, All Households**

Income Category	Cost burden > 30%	Cost burden > 50%	Total	Of Households w/ Cost Burden >30%	Of Households w/ Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
<b>&lt;= 30% HAMFI</b>	2,290	1,820	2,875	30%	54%	80%	63%
<b>&gt;30% to &lt;=50% HAMFI</b>	1,675	910	2,365	22%	27%	71%	38%
<b>&gt;50% to &lt;=80% HAMFI</b>	2,110	585	3,980	27%	17%	53%	15%
<b>&gt;80% to &lt;=100% HAMFI</b>	835	40	2,350	11%	1%	36%	2%



<b>&gt;100% HAMFI</b>	785	0	9,045	10%	0%	9%	0%
<b>Total Number of Households</b>	<b>7,695</b>	<b>3,355</b>	<b>20,620</b>	<b>100%</b>	<b>100%</b>		

Source: CHAS, 2017-2021

Table NA-05.10 shows cost burden for renters by income category. Of the 5,715 renter households in Santee, 51 percent are cost burdened (2,920 households) and 24 percent are severely cost burdened (1,360 households). Additionally, renters with low incomes up to 80 percent HAMFI represent 90 percent of cost burdened renter households (2,615 households), and 100 percent of severely cost burdened renter households (1,360 households).

**Table NA-05.10: Cost Burden by Income Level, Renters**

<b>Income Category</b>	<b>Cost burden &gt; 30%</b>	<b>Cost burden &gt; 50%</b>	<b>Total</b>	<b>Of Households w/ Cost Burden &gt;30%</b>	<b>Of Households w/ Cost Burden &gt;50%</b>	<b>Of Income Category &gt;30%</b>	<b>Of Income Category &gt;50%</b>
<b>&lt;= 30% HAMFI</b>	1,115	835	1,380	38%	61%	81%	61%
<b>&gt;30% to &lt;=50% HAMFI</b>	740	400	895	25%	29%	83%	45%
<b>&gt;50% to &lt;=80% HAMFI</b>	760	125	1,245	26%	9%	61%	10%
<b>&gt;80% to &lt;=100% HAMFI</b>	230	0	665	8%	0%	35%	0%
<b>&gt;100% HAMFI</b>	75	0	1,525	3%	0%	5%	0%
<b>Total Number of Households</b>	<b>2,920</b>	<b>1,360</b>	<b>5,715</b>	<b>100%</b>	<b>100%</b>		

Source: CHAS, 2017-2021

Table NA-05.11 shows cost burden for homeowners by income category. Of the 14,905 homeowner households in Santee, 32 percent are cost burdened (4,780 households) and 13 percent are severely cost burdened (1,995 households). Additionally, homeowners with low incomes up to 80 percent HAMFI represent 72 percent of cost burdened homeowner households (3,460 households), and 98 percent of severely cost burdened homeowner households (1,955 households).

**Table NA-05.11: Cost Burden by Income Level, Owners**

<b>Income Category</b>	<b>Cost burden &gt; 30%</b>	<b>Severe Cost burden &gt; 50%</b>	<b>Total</b>	<b>Of Households w/ Cost Burden &gt;30%</b>	<b>Of Households w/ Severe Cost Burden &gt;50%</b>	<b>Of Income Category &gt;30%</b>	<b>Of Income Category &gt;50%</b>
<b>&lt;= 30% HAMFI</b>	1,175	985	1,495	25%	49%	79%	66%
<b>&gt;30% to &lt;=50% HAMFI</b>	935	510	1,470	20%	26%	64%	35%
<b>&gt;50% to &lt;=80% HAMFI</b>	1,350	460	2,735	28%	23%	49%	17%
<b>&gt;80% to &lt;=100% HAMFI</b>	610	40	1,685	13%	2%	36%	2%
<b>&gt;100% HAMFI</b>	710	0	7,520	15%	0%	9%	0%
<b>Total Number of Households</b>	<b>4,780</b>	<b>1,995</b>	<b>14,905</b>	<b>100%</b>	<b>100%</b>		

Source: CHAS, 2017-2021

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

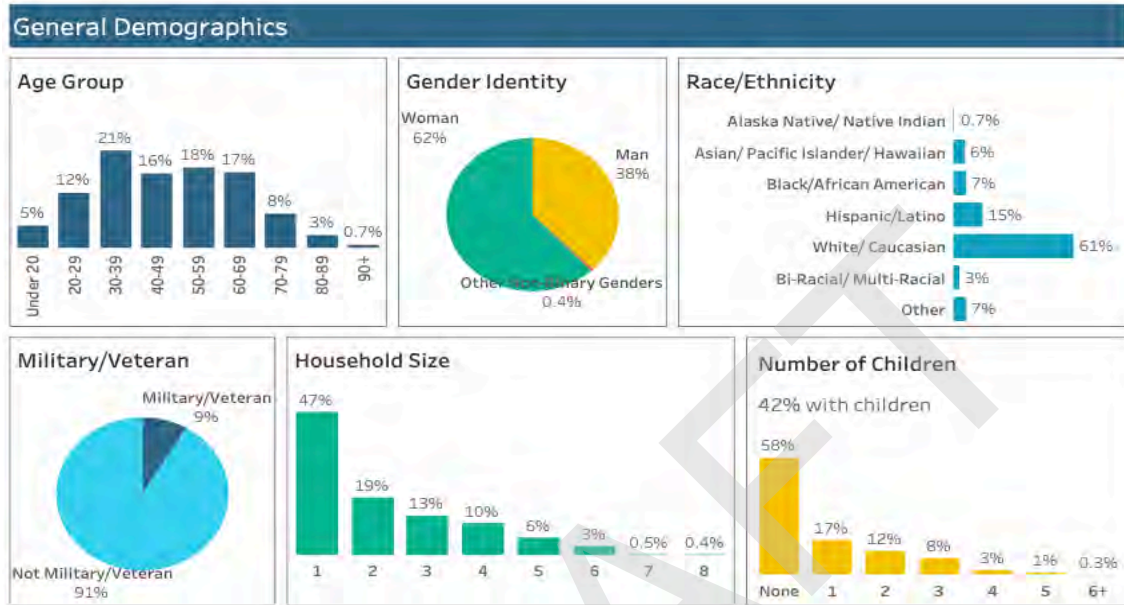
**2-1-1 Data for Clients Living in Santee**

2-1-1 San Diego is a free, confidential, 24/7 service connecting San Diego County residents to community, health, and disaster resources. By dialing 211 or visiting their website, individuals can access help with housing, food, healthcare, utility assistance, and more. This Consolidated Plan incorporates data collected from Santee residents who utilized 2-1-1 services between July 2023 and June 2024 (FY 2023-24). The inclusion of this data enhances the City’s understanding of community needs and gaps in services, especially those that may not have been fully captured through traditional community engagement efforts. The information gathered includes demographic and socioeconomic indicators, as well as details on the referral types and associated services.

Between July 2023 and June 2024, a total of 2,486 Santee residents accessed services through 2-1-1, resulting in 3,639 referrals to various providers. As shown in Figure NA-05.01, the largest age group utilizing 2-1-1 were individuals aged 30 to 39, representing 21 percent of clients. Most clients identified as women (62 percent), and 42 percent of households included children. While non-Hispanic White/Caucasian individuals make up 66 percent of Santee’s population, they accounted for only 61 percent of clients. Similarly, individuals identifying as Hispanic or

Latino are 20 percent of the city’s population but represented 15 percent of clients. In contrast, Black/African American residents, who represent 1 percent of the city’s population, made up 7 percent of the inquiries.

**Figure NA-05.01: 2-1-1 Referral Demographics**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.02 indicates that 46 percent of 2-1-1 clients had at least some college education, however, 37 percent reported being unemployed and an additional 18 percent reported being disabled and/or unable to work. More than 80 percent of callers seeking assistance reported being extremely low income, earning less than 30 percent of AMI.

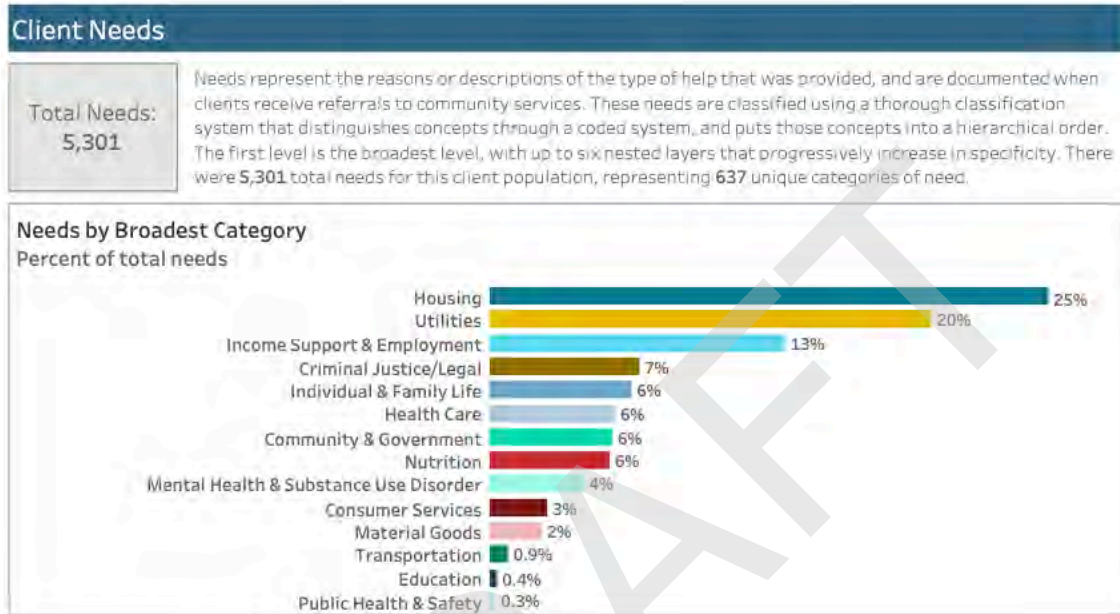
**Figure NA-05.02: 2-1-1 Socioeconomic Indicators**



Source: 2-1-1 San Diego, FY 2023-24

In FY 2023-24, the 2,486 Santee residents who utilized 2-1-1 services reported a total of 5,301 needs. As shown in Figure NA-05.03 below, needs related to housing and utilities accounted for the largest share of these needs (45 percent). The next commonly identified need was income support and employment (13 percent).

**Figure NA-05.03: 2-1-1 Client Needs**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.04 shows that, of the 73 assessments conducted for Santee clients with nutrition needs in FY 2023-24, 46 percent reported being often concerned that their food supply would run out, and 55 percent indicated that they often experienced running out of food. Additionally, 68 percent reported having to meet other basic needs before they could pay for nutritional needs.

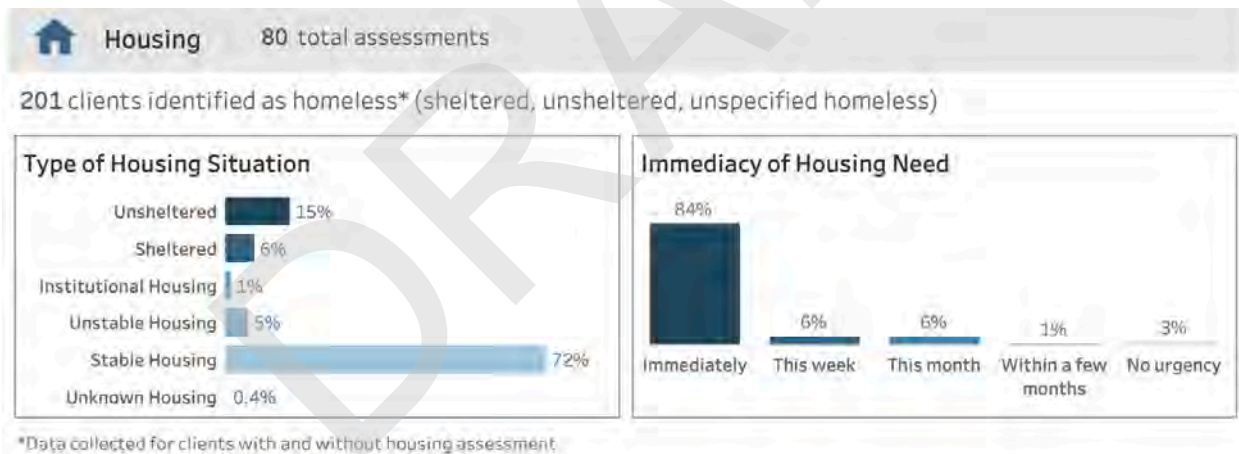
**Figure NA-05.04: 2-1-1 Nutrition Referrals**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.04 shows that, of the 80 assessments conducted for Santee clients with housing needs in FY 2023-24, 84 percent of the clients reported an immediate housing need. Additionally, 201 clients identified as experiencing some form of homelessness.

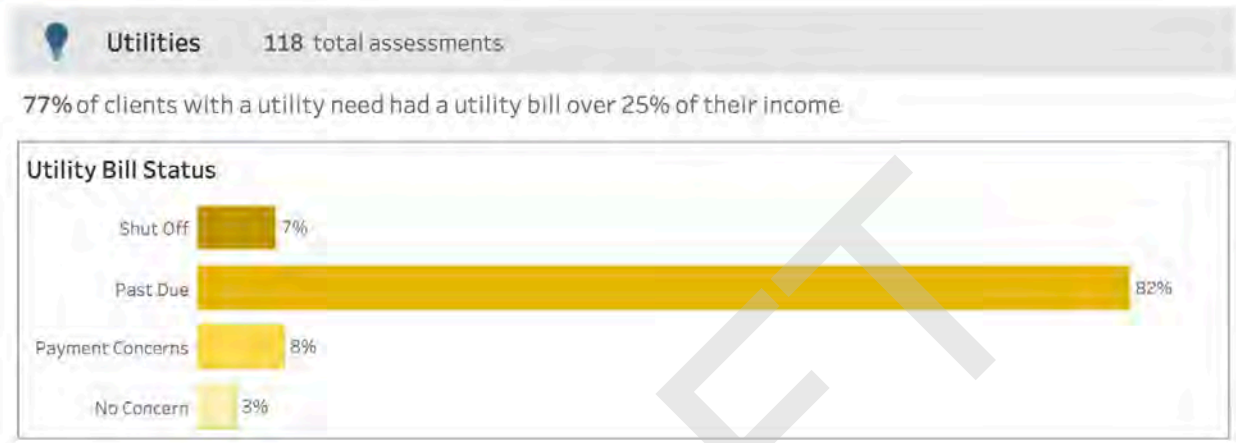
**Figure NA-05.05: 2-1-1 Housing Referrals**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.06 shows that, of the 118 assessments conducted for Santee clients with utility-related needs in FY 2023-24, 77 percent of clients noted that their utility bill represented more than 25 percent of their income and 7 percent reported having their utilities shut off. Additionally, 82 percent reported that at least one of their utility bills were past due.

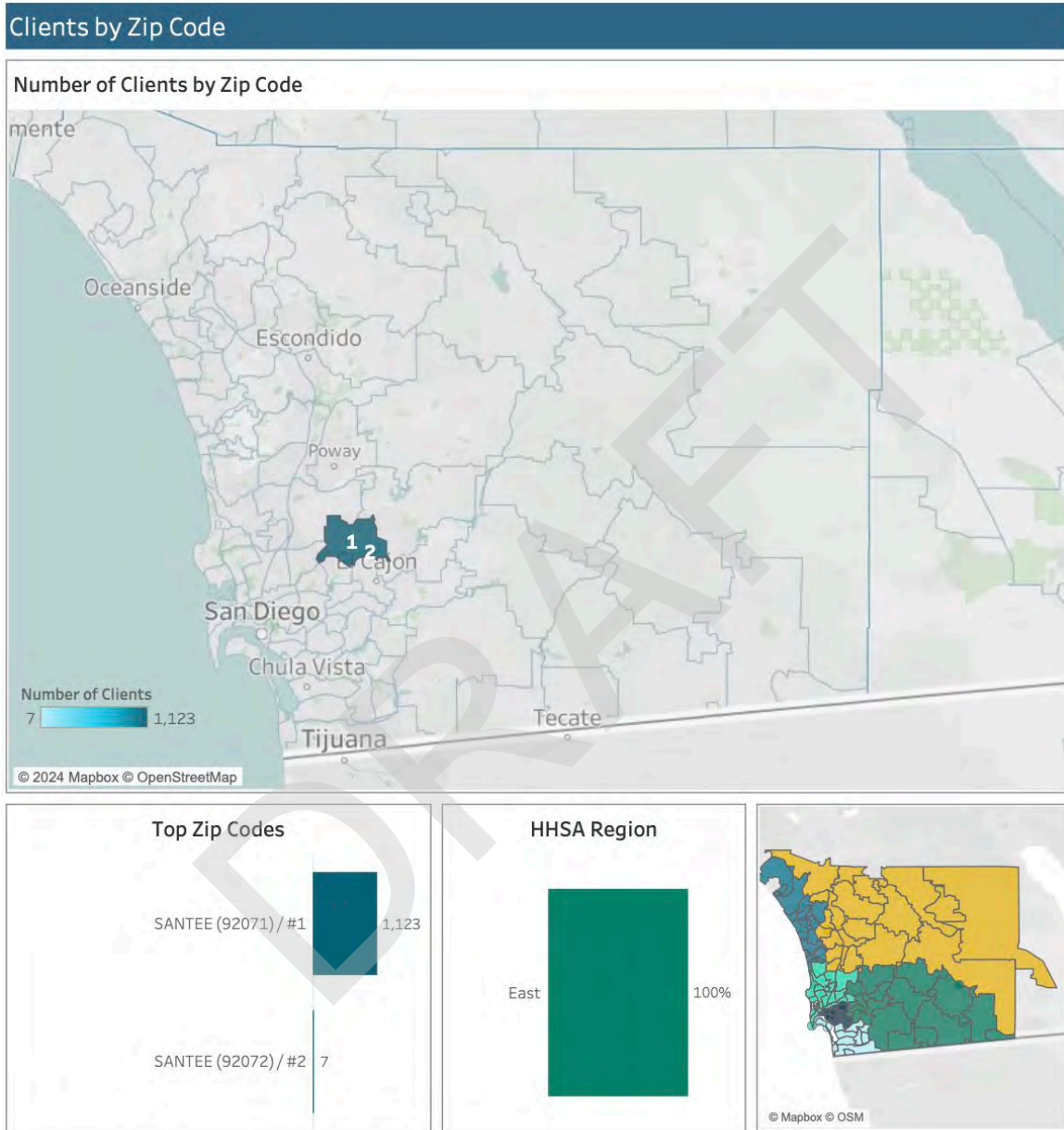
**Figure NA-05.06: 2-1-1 Utilities Referrals**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.07 below provides a map of the zip codes of Santee residents utilizing 2-1-1 services in FY 2023-24.

**Figure NA-05.07: 2-1-1 Referrals by Zip Code**



Note: map includes only clients with a documented need.

Source:

2-1-1 San Diego, FY 2023-24

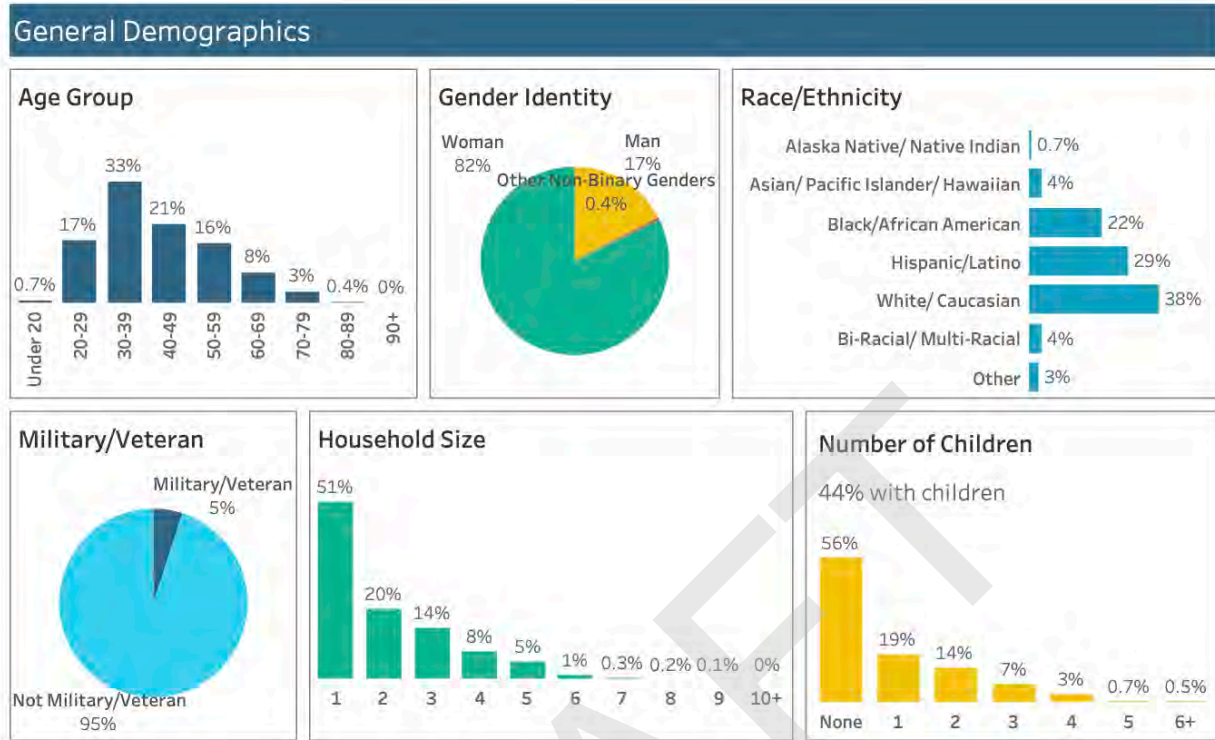
### **2-1-1 Data for Clients with Domestic Violence-Related Needs Living in San Diego County**

To protect the confidentiality of the small number of 2-1-1 San Diego clients with domestic violence-related needs, specific data, demographics, and statistics regarding these clients is only available at the countywide level and cannot be disaggregated for individual cities, including Santee. For the purposes of this Consolidated Plan, this countywide data is included to provide a broader understanding of domestic violence-related needs within the region. While this data does not offer city-specific insights, it serves as an important indicator of the prevalence and nature of domestic violence challenges across San Diego County and helps inform strategies to address these issues at both the regional and local levels.

Between July 2023 and June 2024, 2-1-1 San Diego reported receiving calls from 3,668 clients in San Diego County who shared that they were experiencing domestic violence. Of these clients, 82 percent were female, and they were most commonly between the ages of 30 to 39 (33 percent). The following figure shows that 44 percent of the 3,668 clients experiencing domestic violence had children. In terms of racial demographics, 38 percent of the clients were White, which is less than their share of the population in San Diego County (43 percent according to 2023 5-Year ACS Data). Similarly, persons who identify as Hispanic represent 29 percent of clients, which is less than their share of the population (34 percent). In contrast, while Black/African Americans constitute only 4 percent of the population, they represent 22 percent of the clients.



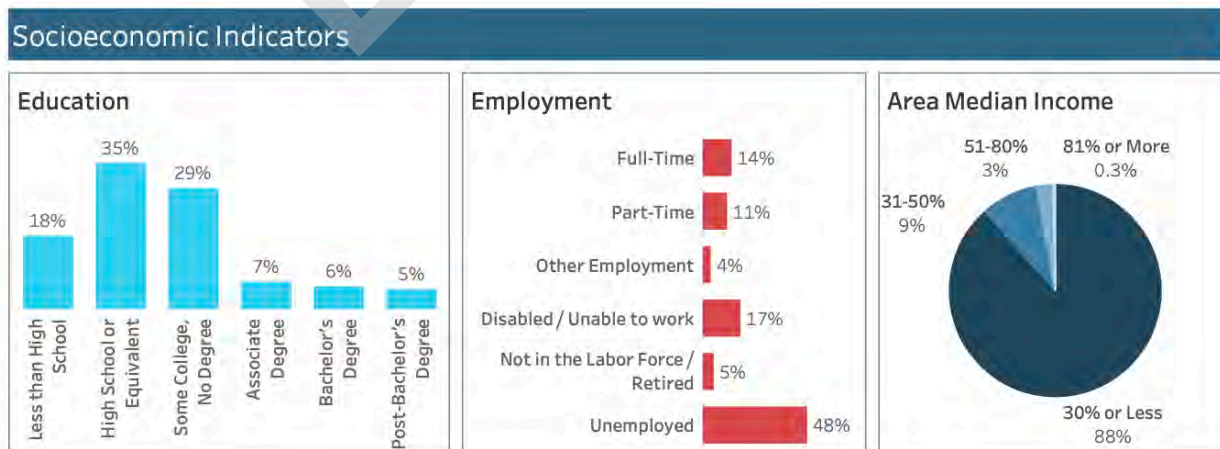
**Figure NA-05.08: Countywide 2-1-1 Domestic Violence Referrals – Demographics**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.09 below indicates that approximately 47 percent of clients reported having some college education, while 48 percent identified as unemployed. An additional 17 percent reported being unable to work or having a disability. Furthermore, 88 percent of clients reported earning an extremely low income, underscoring the significant economic challenges often faced by survivors of domestic violence.

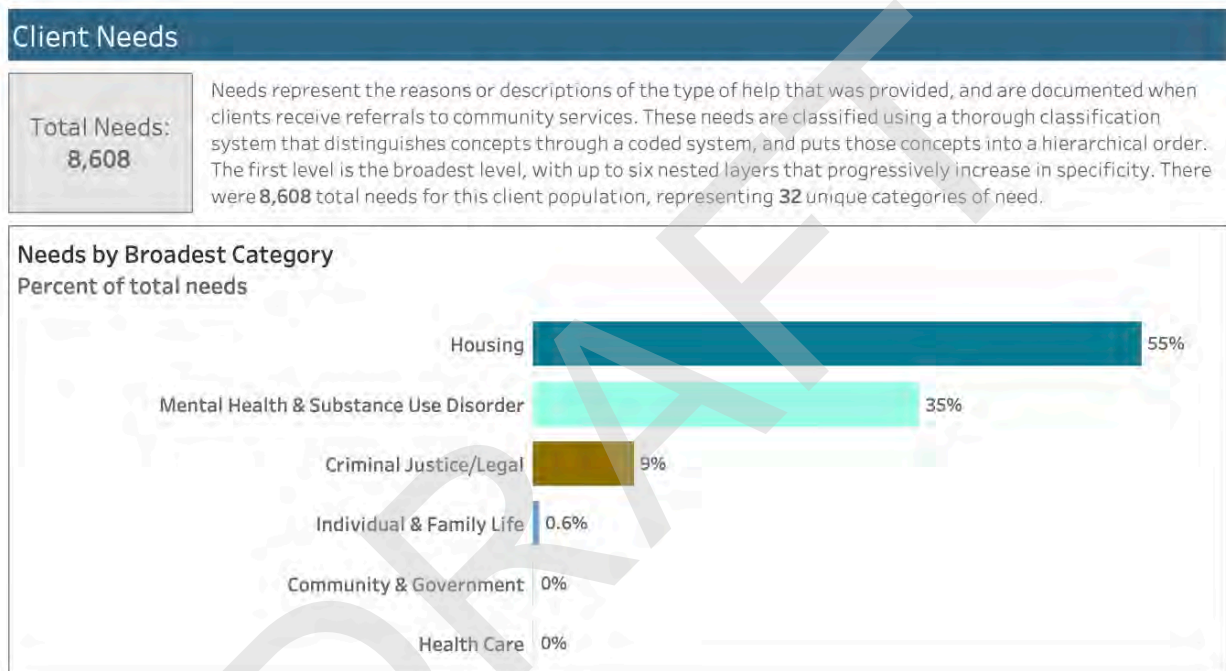
**Figure NA-05.09: 2-1-1 Countywide Domestic Violence Referrals – Socioeconomic Indicators**



Source: 2-1-1 San Diego, FY 2023-24

In FY 2023-24, the 3,668 County residents with domestic violence-related needs who utilized 2-1-1 services reported a total of 8,608 needs, of which 55 percent were related to housing needs. More specifically, 45 percent of the needs were related to seeking domestic violence shelters. These calls resulted in 7,135 total referrals, most commonly to the YWCA of San Diego County (Becky’s House Emergency Shelter), Shaback Altruistic, and Community Resource Center (Carol’s House).

**Figure NA-05.10: Countywide 2-1-1 Domestic Violence Referrals – Client Needs**



Source: 2-1-1 San Diego, 2023-24

Figure NA-05.11 shows that, of the 110 assessments conducted for County clients with both domestic violence-related needs and nutrition needs in FY 2023-24, 59 percent reported being often concerned that their food supply would run out, and 61 percent indicated that they often experienced running out of food. Additionally, 72 percent reported having to meet other basic needs before they could pay for nutrition needs.

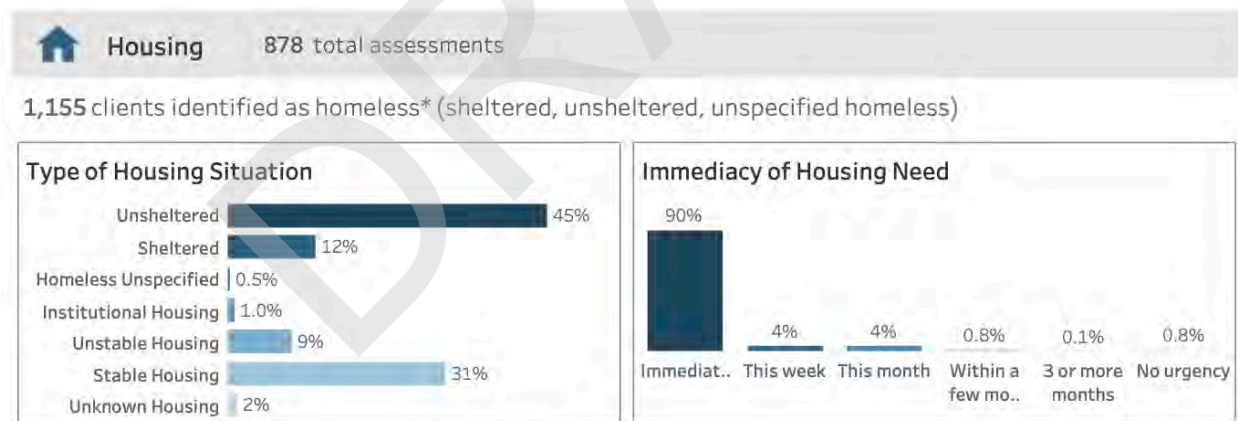
**Figure NA-05.11: Countywide 2-1-1 Domestic Violence Referrals – Nutrition Needs**



Source: 2-1-1 San Diego, FY 2023-24

Figure NA-05.12 shows that, of the 878 assessments conducted for County clients with both domestic violence-related needs and housing needs in FY 2023-24, 90 percent of the clients reported an immediate housing need. Additionally, 1,155 individuals identified as experiencing some form of homelessness.

**Figure NA-05.12: Countywide 2-1-1 Domestic Violence Referrals – Housing Needs**

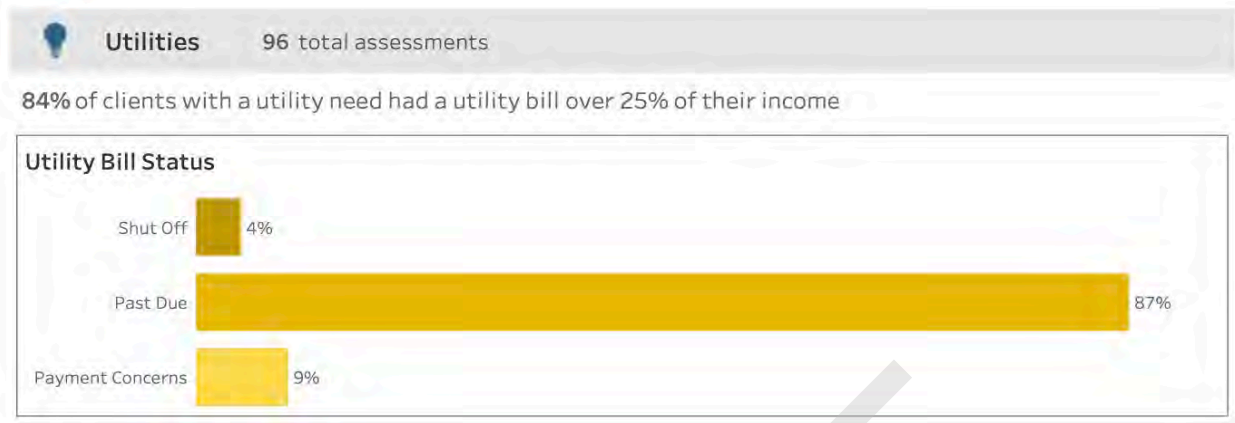


\*Data collected for clients with and without housing assessment

Source: 2-1-1 San Diego, 2023-24

Figure NA-05.13 shows that, of the 96 assessments conducted for County clients with both domestic violence-related needs and utility-related needs in FY 2023-24, 84 percent of clients noted that their utility bill represented more than 25 percent of their income and 4 percent reported having their utilities shut off. Additionally, 87 percent reported that at least one of their utility bills were past due.

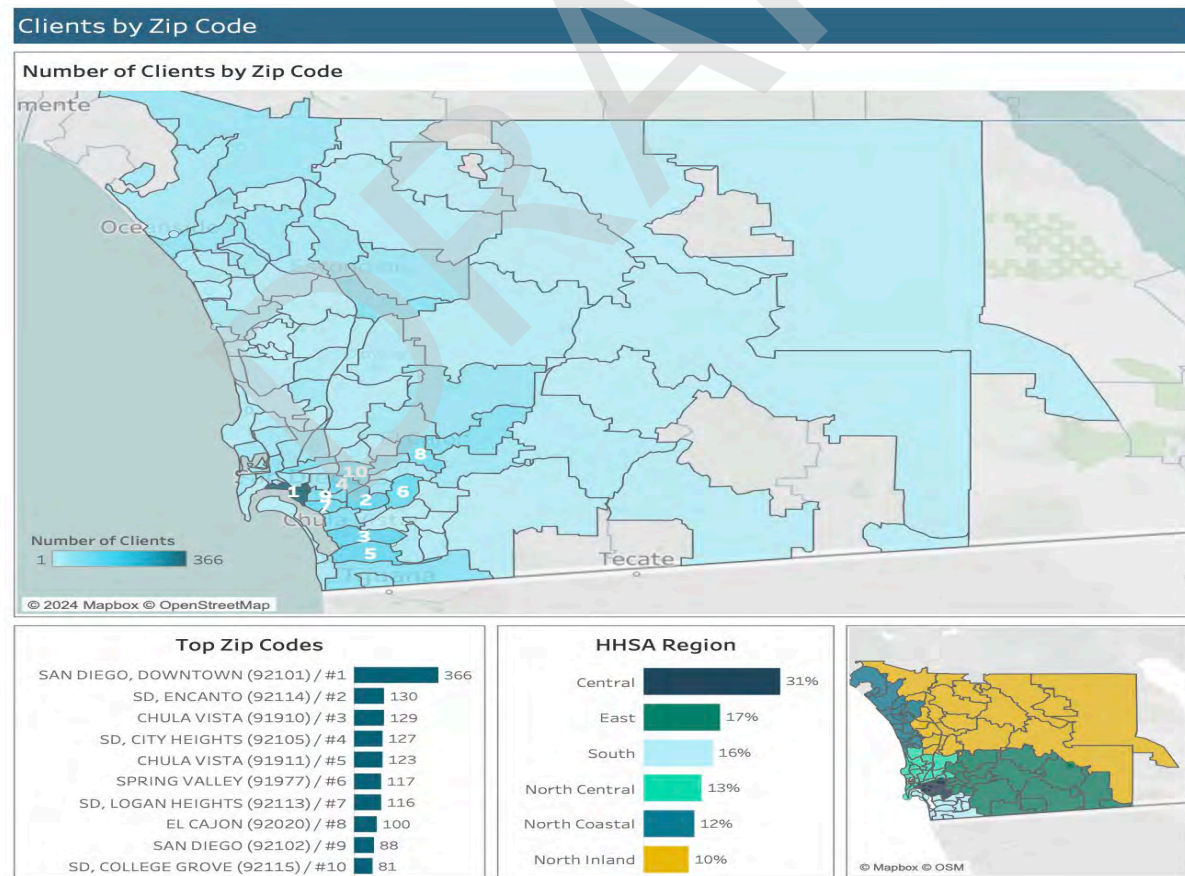
**Figure NA-05.13: Countywide 2-1-1 Domestic Violence Referrals – Utility Needs**



Source: 2-1-1 San Diego, 2023-24

Figure NA-05.14 below provides a map of the zip codes of San Diego County residents experiencing domestic violence who utilized 2-1-1 services in FY 2023-24.

**Figure NA-05.14: Countywide 2-1-1 Domestic Violence Referrals by Zip Code**



Source: 2-1-1 San Diego, FY 2023-24

## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Based on the Community Needs Assessment Survey, fire stations and equipment were identified as the top priority among critical community facility needs, with 40 percent of respondents ranking them as the top critical need. Other key public facility priorities identified included childcare centers, park and recreation facilities, and community centers, highlighting the importance of facilities that support families and youth in Santee.

### **How were these needs determined?**

Public facilities needs were identified through multiple sources, including community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders. These needs may be further analyzed by looking at existing public facilities, usage rates, and the demand for a given facility. The exception is public safety facility needs, which are determined by an analysis of response times, the physical constraints of existing public safety facilities, and changes in population.

### **Describe the jurisdiction's need for Public Improvements:**

As the Americans with Disabilities (ADA) guidelines change over the years, there is a need to upgrade facilities and infrastructure to meet current mandates. The City's aging stormwater, sewer, and roads also require ongoing improvements to address wear and tear and meet the needs of current usage rates.

Based on the Community Needs Assessment Survey, public safety improvements were identified as the top priority among critical infrastructure needs, with 26 percent of respondents ranking them as the top critical need. Other key public service priorities included drainage improvements, street/alley improvements, and accessibility improvements (removal of architectural barriers).

### **How were these needs determined?**

Public improvement needs were identified through multiple sources, including community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders. Additionally, the City's Capital Improvement Projects (CIP) program documents infrastructure and facility improvement needs throughout the City. These projects are prioritized by need and available funding through an annual budget and planning process. Sidewalk, street, and bicycle route improvements have been identified through staff

analysis as a high need, which has been confirmed by community input at meetings and through surveys.

**Describe the jurisdiction’s need for Public Services:**

Based on the Community Needs Assessment Survey, anti-crime programs were identified as the top priority among critical community service needs, with 46 percent of respondents ranking them as the top critical need. Other key public service priorities included childcare centers, emergency preparedness, and food banks. These services are critical to improving safety, stability, and overall well-being for residents, particularly those in households with low to moderate incomes.

**How were these needs determined?**

Public service needs were identified through multiple sources, including input gathered during community meetings, results from the Community Needs Assessment Survey and Stakeholder Survey, and an analysis of 2-1-1 San Diego data. As discussed in the Needs Assessment Overview (NA-05), housing-related needs emerged as the most frequent reason for calls to 2-1-1, reflecting the ongoing demand for housing assistance and supportive services in the community.

**Based on the needs analysis above, describe the State's needs in Colonias**

Not applicable.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

As of 2023, the San Diego Association of Governments (SANDAG) estimates that Santee has a total of 21,447 housing units, representing a 4.8 percent increase since 2018. A detailed breakdown by unit type is shown in Table MA-05.01 below.

**Table MA-05.01: Total Units**

Housing Type	2018	2023	Percentage Increase
Single Family – Detached	10,756	11,382	+5.8%
Single Family – Multiple Units	2,102	2,143	+2.0%
Multifamily	5,351	5,654	+5.7%
Mobile Home	2,252	2,268	+0.7%
<b>Total</b>	<b>20,461</b>	<b>21,447</b>	<b>4.8%</b>

Source: SANDAG, 2018 and 2023

As shown in Table MA-05.02 below, median single-family home sales prices increased significantly throughout San Diego County between 2019 and 2024. As of July 2024, the median home sales price in Santee was \$850,000, reflecting a 57 percent increase since July 2019.

**Table MA-05.02: Median Single-Family Home Sales Prices**

Urban County	July 2019 Year to Date	July 2024 Year to Date	% Change
Coronado	\$2,050,000	\$3,002,500	+46%
Del Mar	\$2,000,000	\$3,447,500	+72%
Imperial Beach	\$615,000	\$925,000	+50%
Lemon Grove	\$473,000	\$763,000	+61%
Poway	\$785,000	\$1,396,000	+78%
Solana Beach	\$1,475,600	\$2,850,500	+93%

HOME Cities	July 2019 Year to Date	July 2024 Year to Date	% Change
Carlsbad	\$979,500	\$1,804,400	+84%
Encinitas	\$1,415,000	\$2,199,800	+55%
La Mesa	\$608,800	\$997,500	+64%
San Marcos	\$689,800	\$1,115,000	+62%
Santee	\$540,000	\$850,000	+57%
Vista	\$548,200	\$944,000	+72%

San Diego Region	July 2019 Year to Date	July 2024 Year to Date	% Change
	\$647,000	\$1,058,000	+64%

Source: Greater San Diego Association of Realtors, 2019 and 2024

In previous Consolidated Plans, the City utilized the Housing Opportunity Index (HOI) to measure the percentage of homes affordable to households earning the median income. However, the HOI has since retired, with the final report published in the fourth quarter of 2023. The National Association of Home Builders has replaced the HOI with the Cost of Housing Index (CHI), which provides a clearer representation of the housing cost burden on families with low and moderate incomes in local markets. Both the HOI and CHI are provided below in Tables MA-05.03a and MA-05.03b, respectively.

As shown in Table MA-05.03a, the HOI indicates that only about 4 percent of homes in the San Diego region are affordable to a household earning a median income. The CHI introduces two new metrics: the percentage of a typical family's income required for a mortgage payment and the percentage of a low-income household's income needed for a mortgage payment. As shown in Table MA-05.03b, in the San Diego region, 70 percent of a typical family's income would be needed for a mortgage payment, and 141 percent of a low-income family's income would be needed.



**Table MA-05.03a: Housing Opportunity Index by Affordability Rank, 4<sup>th</sup> Quarter 2023**

California Metro Area	HOI 4th Qtr 2023 Share of Homes Affordable for Median Income	Median Family Income (000s)	4th Qtr 2023 Median Sales Price (000s)	4th Qtr 2023 Affordability Rank	
				National	Regional
Santa Cruz-Watsonville	11.6	132.8	950	222	55
Santa Rosa-Petaluma	11.2	128.1	760	224	56
San José-Sunnyvale-Santa Clara	7.1	181.3	1,400	232	63
Salinas	6.6	100.4	835	233	64
Napa	5.7	129.6	841	234	65
San Francisco-San Mateo-Redwood City*	5.7	173.2	1,446	234	65
San Luis Obispo-Paso Robles	5.5	113.1	812	236	67
<b>San Diego-Chula Vista-Carlsbad</b>	<b>4.0</b>	<b>116.8</b>	<b>828</b>	<b>239</b>	<b>70</b>
Anaheim-Santa Ana-Irvine*	2.9	127.8	1,085	240	71
Los Angeles-Long Beach-Glendale*	2.7	98.2	850	241	72

\*Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.

Source: National Association of Home Builders, 2024

**Table MA-05.03b: Cost of Housing Index by Affordability Rank, 3<sup>rd</sup> Quarter 2024**

Metropolitan Statistical Area	CHI	Low-Income CHI	Median Home Price (000's)	Median Family Income (000's)
San José-Sunnyvale-Santa Clara	85%	170%	1,900	184.3
San Francisco-Oakland-Berkeley	68%	137%	1,309	159.8
<b>San Diego-Chula Vista-Carlsbad</b>	<b>70%</b>	<b>141%</b>	<b>1,010</b>	<b>119.5</b>
Riverside-San Bernardino-Ontario	51%	102%	590	97.5
Fresno	43%	86%	430	84.3
Sacramento-Roseville-Folsom	42%	83%	560	113.3

Source: National Association of Home Builders, 2024

Table MA-05.04 shows rental housing costs in Santee per 2022 and 2023 five-year ACS data. According to 2023 five-year ACS data, the vacancy rate is 3.2 percent.

**Table MA-05.04: Average Rents**

	2022	2023	% Change
Studio	\$1,982	\$1,451	-27%
1 Bedroom	\$1,458	\$1,669	14%
2 Bedrooms	\$1,621	\$2,093	29%
3+ Bedrooms	\$2,585	\$2,800	8%

Source: ACS, 2018-2022 and 2019-2023 [Table B25031]

According to 2023 five-year ACS data, 55 percent of the City’s housing units were constructed before 1980. The age of the City’s housing stock indicates a potential need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. However, with reduced CDBG funds and the loss of redevelopment funds, the City has limited ability to provide rehabilitation assistance. The County no longer provides a specific HOME allocation to participating jurisdictions in the HOME Consortium, and the County is not using HOME funds to provide ownership residential rehabilitation activities.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

This section provides an overview of Santee’s economic development landscape, examining employment trends, key industries, business sectors, and unemployment rates. It also evaluates commute times and educational attainment by job type to identify the economic needs of the City’s low- to moderate-income residents.

### Economic Development Market Analysis

The tables in this section provide U.S. Census Bureau and ACS data regarding the economic development market in Santee.

### Business Activity

**Table MA-45.01: Business Activity**

Business Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less Workers %
Administration & Support, Waste Management and Remediation	1,418	723	5.7%	4.7%	-1.0%
Agriculture, Mining, Oil & Gas Extraction	115	0	0.5%	0.0%	-0.5%
Arts, Entertainment, Accommodations	2,248	2,001	9.0%	13.1%	4.1%
Construction	2,218	3,475	8.9%	22.8%	13.9%
Education and Health Care Services	5,822	2,531	23.4%	16.6%	-6.8%
Finance, Insurance, and Real Estate	1,440	366	5.8%	2.4%	-3.4%
Information	442	67	1.8%	0.4%	-1.3%
Manufacturing	1,934	1,261	7.8%	8.3%	0.5%
Other Services	780	626	3.1%	4.1%	1.0%
Professional, Scientific, Management Services	2,935	833	11.8%	5.5%	-6.3%
Public Administration	1,330	188	5.3%	1.2%	-4.1%
Retail Trade	2,422	2,484	9.7%	16.3%	6.6%
Transportation and Warehousing	902	288	3.6%	1.9%	-1.7%
Wholesale Trade	859	392	3.5%	2.6%	-0.9%
<b>Total</b>	<b>24,865</b>	<b>15,235</b>	<b>100.0%</b>	<b>100.0%</b>	<b>0.0%</b>

**Note:** In the “Jobs less workers %” column, a negative number reflects an oversupply of labor for the sector (more workers than jobs) and a positive number reflects an undersupply of labor (more jobs than workers).

**Data Source:** U.S. Census Bureau 2021 Longitudinal Employer-Household Dynamics OnTheMap (number of workers are based on where workers live; number of jobs are based on where workers are employed; both analyses are based on primary jobs)

**Table MA-45.02: Labor Force**

Total Population in the Civilian Labor Force	29,994
Civilian Employed Population 16 years and over	27,808
Unemployment Rate	5.4%
Unemployment Rate for Ages 16-24	11.6%
Unemployment Rate for Ages 25-64	4.8%

Source : 2018-2022 ACS [Tables DP03 & B23001]

**Table MA-45.03: Occupations by Sector**

Occupations by Sector	Number of People
Management, business, science, and arts	12,234
Service	4,720
Sales and office	5,768
Natural resources, construction, and maintenance	2,099
Production, transportation and material moving	2,987
<b>Total</b>	<b>27,808</b>

Source: 2018-2022 ACS [Table S2401]

**Table MA-45.04: Travel Time**

Travel Time	Number of Commuters	Percentage
< 30 Minutes	13,381	55%
30-59 Minutes	8,953	37%
60 or More Minutes	1,902	8%
<b>Total</b>	<b>24,236</b>	<b>100%</b>

Source: 2018-2022 ACS [Table B08303]

**Table MA-45.05: Educational Attainment by Employment Status (Population 25 to 64 Years)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	874	150	778
High school graduate (includes equivalency)	4,412	289	1,915
Some college or Associate's degree	8,736	465	3,134
Bachelor's degree or higher	9,233	264	1,338

Source: 2018-2022 ACS [Table B23006]

**Table MA-45.06: Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	47	109	79	329	456
9th to 12th grade, no diploma	476	272	301	712	665
High school graduate, GED, or alternative	1,432	2,138	1,330	3,204	2,517
Some college, no degree	1,838	2,280	2,340	4,630	2,364
Associate’s degree	304	884	786	1,697	1,207
Bachelor’s degree	238	1,991	2,621	3,062	1,336
Graduate or professional degree	42	606	1,289	1,466	867

Source: 2018-2022 ACS [Table B15001]

**Table MA-45.07: Educational Attainment – Median Earnings in the Past 12 Months (Population 25 and Over)**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$30,335
High school graduate (includes equivalency)	\$40,122
Some college or Associate’s degree	\$55,436
Bachelor’s degree	\$78,771
Graduate or professional degree	\$86,162

Source: 2018-2022 ACS [Table B20004]

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Based on the Business Activity Table (Table MA-45.01), the three sectors with the greatest number of jobs in Santee are Construction; Education and Health Care Services; and Retail Trade. In terms of the labor force, the three sectors with the greatest number of workers are Education and Health Care Services; Professional, Scientific, and Management Services; and Retail Trade.

In several sectors, the number of workers exceeds the number of jobs, meaning that residents employed in these sectors are commuting to other jurisdictions to work. For example, there are only 833 Professional, Scientific, and Management Services jobs in Santee, but 2,935 workers. At the other end of the spectrum, there are more jobs than workers in some sectors, such as the Construction sector (3,475 jobs vs. 2,218 workers), demonstrating that additional people are commuting into the city for work. Overall, there are about 24,865 workers in Santee, but just 15,235 jobs.

As shown in Table MA-45.02, the overall unemployment rate in Santee is 5.4 percent, according to 2022 5-Year ACS data. More current California Employment Development Department data from December 2024 suggests that the overall unemployment rate is 4.0 percent. The low unemployment rate reflects a

robust local economy. Unemployment is notably higher among younger workers, with a rate of 11.6 percent for those aged 16 to 24, compared to workers aged 25 to 64 (4.8 percent).

Table MA-45.04 highlights commuting patterns for Santee workers. Most workers commute less than 30 minutes (55 percent). Only 8 percent of workers travel more than an hour to work. Longer commute times are associated with higher transportation costs, increased greenhouse gas emissions, and a range of negative health impacts.

Educational attainment strongly correlates with labor force participation and employment rates. As shown in Table MA-45.05, of the population aged 25 to 64 years old with less than a high school diploma, 43 percent are not participating in the labor force. In contrast, only 12 percent of individuals with a bachelor's degree or higher are not in the labor force. This data indicates that higher education levels increase the likelihood of employment.

The relationship between education and earnings is clear. As shown in Table MA-45.07, median earnings for Santee residents aged 25 years old and above without a high school diploma total \$30,335, while high school graduates earn a median income of \$40,122, representing a 32 percent increase. Earnings continue to rise with higher education levels. Those with a bachelor's degree have median earnings of \$78,771, and individuals with a graduate or professional degree have median earnings of \$86,162. This data underscores the significant economic benefits of obtaining a high school diploma, college degree, or higher education credential.

### **Describe the workforce and infrastructure needs of the business community:**

To support workforce development needs, the City's Economic Development Department assists prospective businesses seeking to start a business in the community. The City also maintains relationships with the Santee Chamber of Commerce and the East County Economic Development Council to continue fostering economic prosperity in the region. The San Diego Workforce Partnership (discussed below) operates the East County Career Center in El Cajon, a nearby city, which offers job search and career development resources to Santee residents. Regarding infrastructure needs, community members who completed the Community Needs Assessment Survey ranked public safety improvements, drainage improvements, and street/alley improvements as the top infrastructure improvements needed in Santee.

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Santee's mayor currently serves on SANDAG's Board of Directors, which gives the City a voice in regional initiatives and investments. The most significant effort SANDAG is working on is the 2025 Regional Plan. The release of the 2025 draft Regional Plan is anticipated for the Spring of 2025 and approval and

finalization of the Regional Plan is anticipated by the end of Calendar Year 2025. The 2021 Regional Plan, adopted by the SANDAG Board of Directors on December 10, 2021, focused on the 5 Big Moves, a long-term vision for a bold new transportation system throughout the County. The 5 Big Moves are:

- Complete Corridors: smart and connected routes that accommodate all modes of transportation
- Transit Leap: a complete network of high-capacity, high-speed, and high-frequency transit services
- Mobility Hubs: activity centers where Transit Leap, Complete Corridors, and Flexible Fleets come together, providing a variety of transportation options for people without personally owned vehicles
- Flexible Fleets: on-demand, shared, electric vehicles that connect to transit and travel between Mobility Hubs along the network of Complete Corridors
- Next OS: a digital platform that uses data to manage the transportation network in real time[1]

A redesigned and expansive regional transportation system will undoubtedly bring about economic impacts and affect the workforce and businesses. Santee has direct access to three regional freeways, as well as a trolley station through the Metropolitan Transit System. Further investment through the 5 Big Moves will have a major economic impact on the City.

Additionally, the City of Santee anticipates economic growth through the expansion of various business ventures, including the regulation of cannabis retail businesses. This initiative was first enacted by the City Council on August 10, 2022, when they approved an amendment to Chapter 7.04 of the Santee Municipal Code. The ordinance (No. 602) took effect on September 9, 2022, allowing the City to regulate cannabis businesses. In September 2024, the City began accepting cannabis retail applications, resulting in 16 submissions. The introduction of cannabis businesses is expected to drive economic growth by creating additional job opportunities, generating increased income, widening tax revenue, increasing other revenue sources for permit and application fees and providing new investment opportunities.

During the current planning period, the City anticipates other opportunities for economic growth including commercial, housing and land development. The construction of new projects within the region will result in increased job opportunities, sales and property tax revenues, and other forms of revenue like permit, building inspection and developer impact fees. Subsequently, increased housing developments may result in an increased population and visitors, which will stimulate the local economy businesses.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The sectors with the greatest number of jobs in Santee – Construction; Education and Health Care Services; and Retail Trade – represent a wide range of potential occupations with varying educational requirements. Some of these require an undergraduate or advanced degree, while others require less formal education. Nonetheless, workers with less than a college degree (high school diploma or

equivalent or less) earn less than comparable populations and amongst this population there is higher unemployment.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The San Diego Workforce Partnership (SDWP) is a regional non-profit organization that coordinates job training programs throughout the County that empower job seekers to meet the current and future workforce needs of employers. The SDWP has five strategic pillars: inclusive business growth, job quality, outcomes-focused funding, population-specific interventions, and 2Gen (multigenerational professional services). These pillars allow SDWP to focus on the region's priority sectors:

- Advanced manufacturing
- Energy, construction, and utilities
- Education and human development
- Healthcare
- Information and communication technologies and digital media
- Life sciences and biotechnology
- Public administration

To meet the workforce needs for these sectors, SDWP offers prospective employees career consulting, education and training, paid work experience, access to networks and job leads, and career search tools and workshops. SDWP also conducts regional planning and research and convenes industry stakeholders. The services offered by SDWP can be accessed by residents of Santee and will support desired economic development advancement.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Santee participates in the South and East San Diego County Comprehensive Economic Development Strategy (CEDS), and the Santee City Manager serves on the South and East San Diego County CEDS Committee.

The South and East San Diego County Comprehensive Economic Development Strategy (CEDS) Committee is designed to bring together the public and private sectors, nonprofits and individuals in the



creation of an economic road map to diversify and strengthen the regional economies. The CEDS region includes southern and eastern portions of San Diego County and the cities of Coronado, Imperial Beach, Chula Vista, National City, El Cajon, Lemon Grove, La Mesa, San Diego, and Santee. The Committee is responsible for developing and revising the CEDS and representing the main economic interests of the region and addressing the five CEDS goals of: 1) Business Development and Entrepreneurship; 2) Education and Workforce Development; 3) Transportation and Infrastructure Development; 4) Quality of Life; and 5) Economic Resiliency.

## **Discussion**

See above.

## **MA-50 Needs and Market Analysis Discussion**

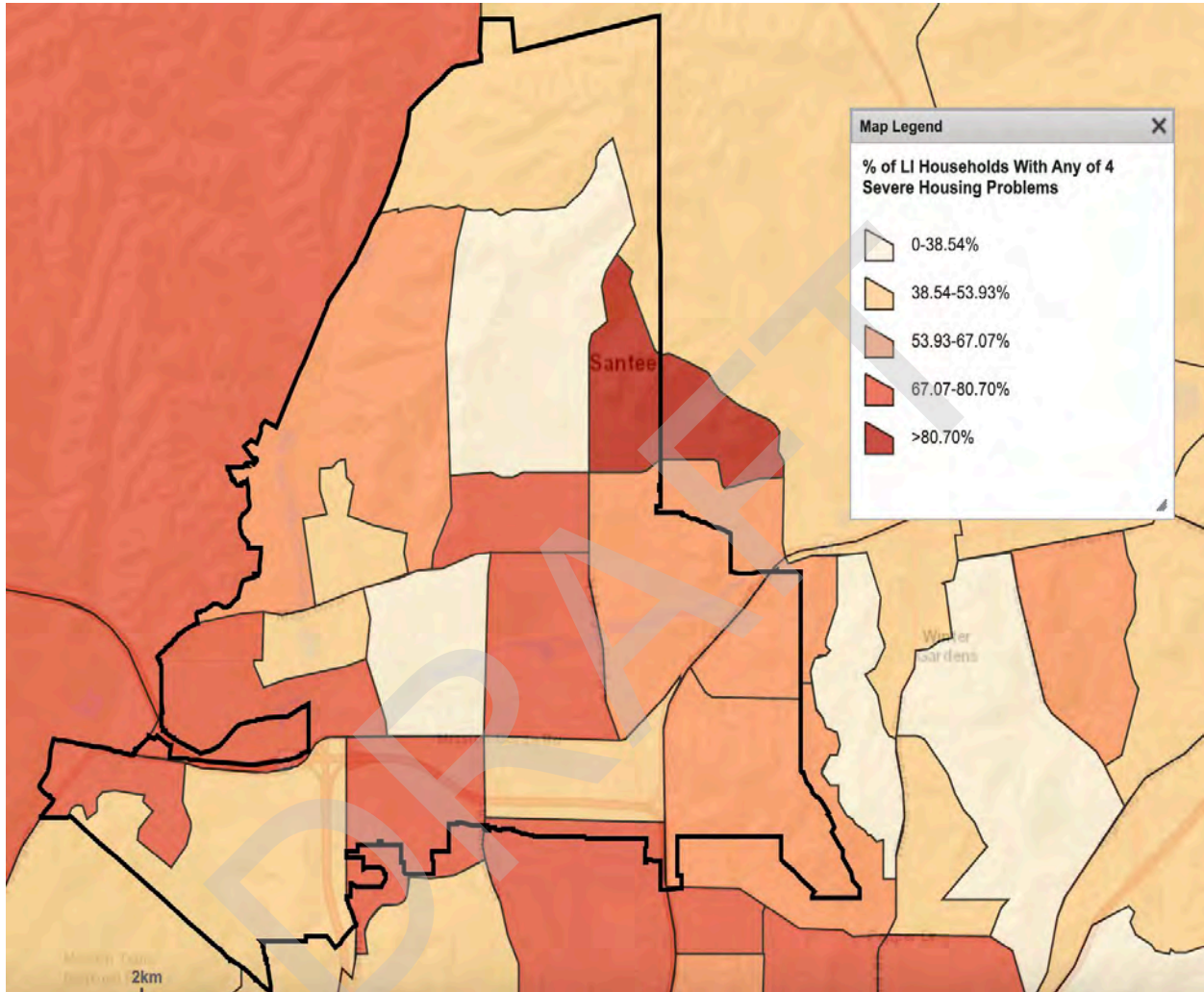
### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

As stated previously, the four major housing problems recognized by HUD are as follows:

- Substandard Housing Unit – Lacks Complete Kitchen Facilities. A complete kitchen consists of a sink with running water, a stove or range, and a refrigerator.
- Substandard Housing Unit – Lacks Complete Plumbing Facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
- Cost Burdened Household: Monthly housing costs exceed 30 percent of monthly income. A household is severely cost burdened if their monthly housing costs exceed 50 percent of their monthly income. Note that, for renters, housing costs include contract rent and utilities. For owners, housing costs include mortgage payments, utilities, association fees, insurance, and real estate taxes.
- Overcrowded Household: More than one person per room. Severe overcrowding is more than 1.5 persons per room.

Figure MA-50.01 is a map indicating census tracts with a concentration of low-income households with any of the four severe housing problems.

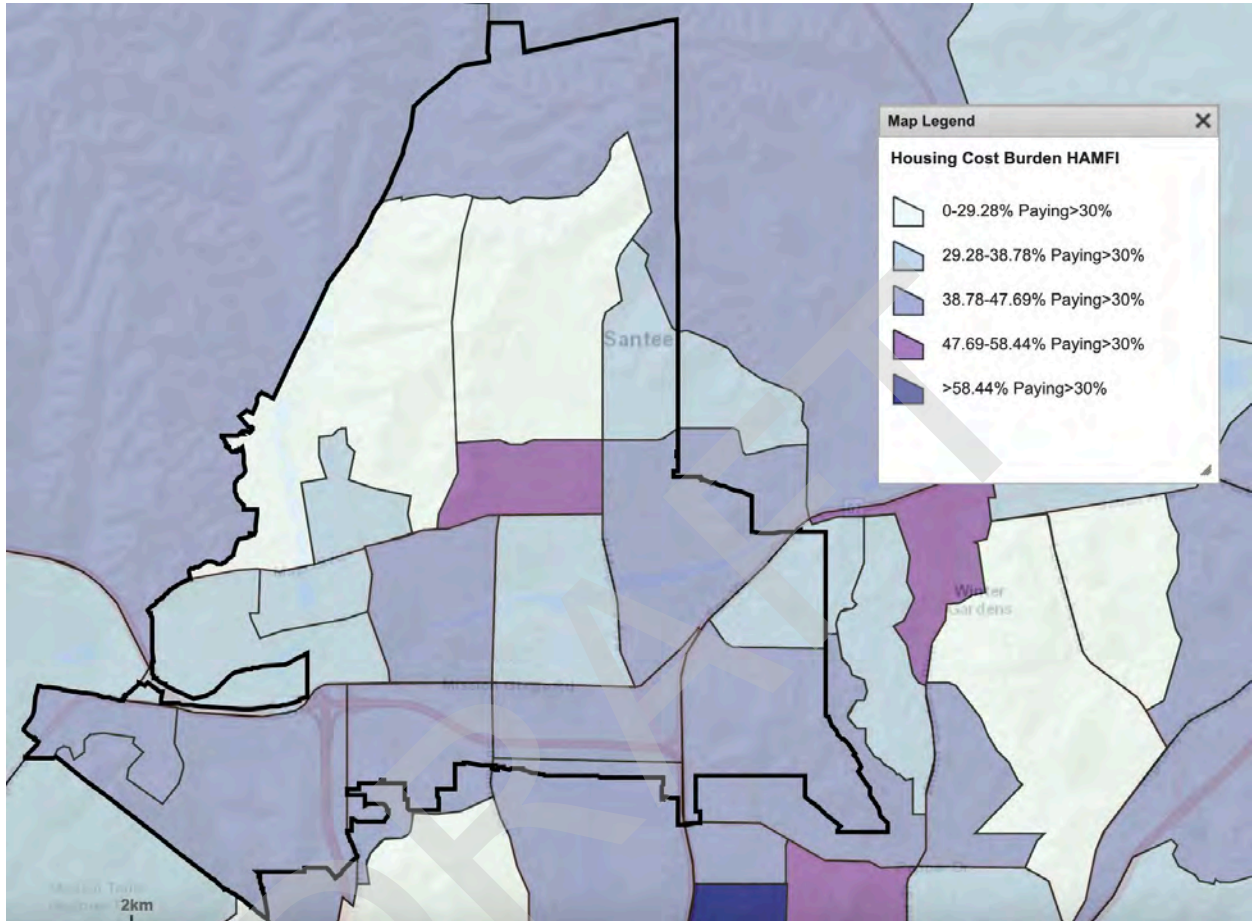
**Figure MA-50.01: Percentage of Low-Income Households with Any of the Four Severe Housing Problems**



Source: U.S. Department of Housing and Urban Development, 2023

Figure MA-50.02 indicates which census tracts in Santee have a concentration of cost burdened households.

**Figure MA-50.02: Percentage of Households that are Cost Burdened by Census Tract**



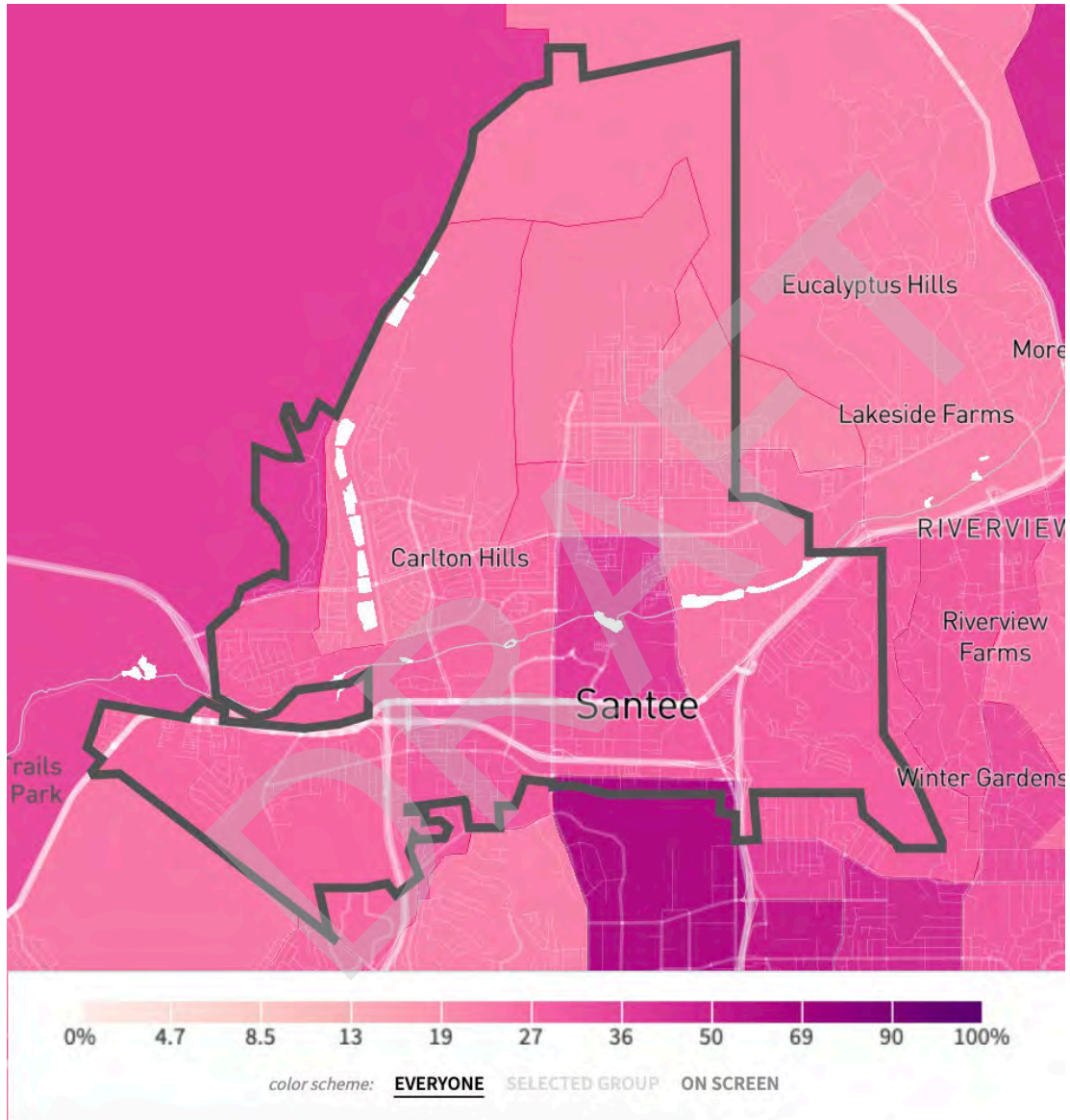
Source: U.S. Department of Housing and Urban Development, 2023

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

A census tract is considered to have a concentration of racial or ethnic minorities or low-income families if the share of a specific racial or ethnic group within the tract is at least 10 percent higher than its share in the jurisdiction as a whole. For example, according to 2022 five-year ACS data, Hispanic/Latino residents make up 20 percent of Santee’s population, so a census tract where they comprise 30 percent or more would be considered concentrated.

The map below depicts the non-White percentage of the population in each census tract in Santee. The white population comprise about 66 percent of the population, so a census tract with a percentage of non-white population greater than 44 percent would indicate a concentration of racial or ethnic minorities. These tracts are represented in darker shades of pink.

**Figure MA-50.03: Census Tract – Non-White Population**

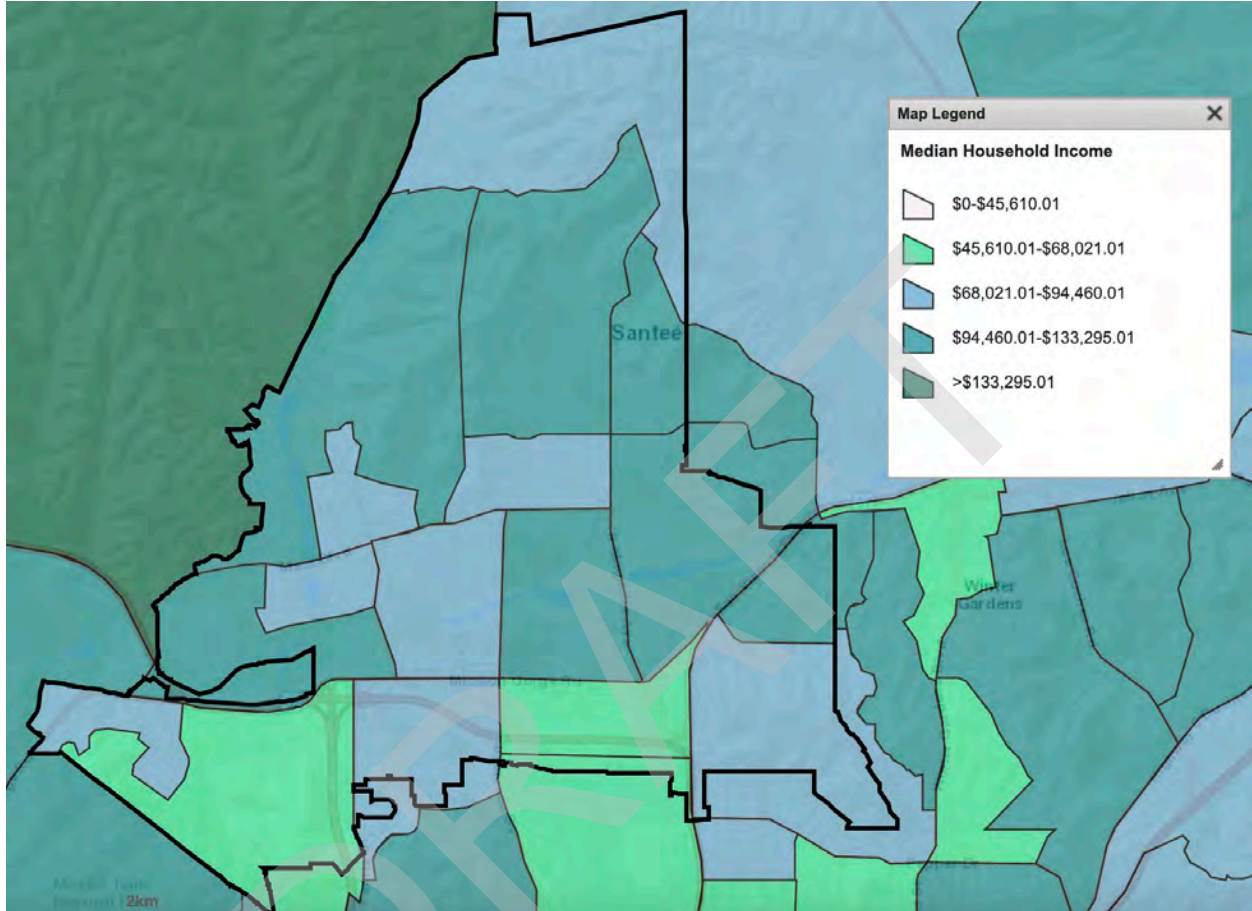


Source: Opportunity Atlas (based on 2010 Decennial Census data)

The census tracts with a higher concentration of non-white populations correlate with the census tracts with the lowest median incomes in the City. The map below shows the same census tracts that are below the City's median income.

Figure MA-50.04 shows some correlation between the census tracts with a higher concentration of non-White populations and the census tracts with a higher concentration of very low- and low-income households.

**Figure MA-50.04: Census Tract – Median Income**



Source: U.S. Department of Housing and Urban Development, 2023

**What are the characteristics of the market in these areas/neighborhoods?**

The census tracts south of Mission Gorge Road in southern Santee have a slightly higher percentage of non-White residents and the lowest median incomes in the city, as reflected in socioeconomic data. According to the Opportunity Atlas, the central tract in southern Santee has a poverty rate of 9 percent and the lowest median household income at \$52,000.

Citywide, there are six census tracts in which more than 67 percent of low-income households experience at least one of the four severe housing problems. Median household incomes range from \$59,000 to \$100,000, while poverty rates vary between 2.8 and 16 percent.

**Are there any community assets in these areas/neighborhoods?**

The neighborhoods just south of Mission Gorge Road are primarily residential. This area includes a shopping center. In the southern corner of the census tract, you'll find Pride Academy Middle School and Chet F. Harritt Elementary School. The area also features a variety of parks and hiking trails.

**Are there other strategic opportunities in any of these areas?**

Santee prides itself on being responsive to the needs of citizens and supporting a high quality of life. There is an abundance of open space, as well as shopping in the city's retail core. It is strategically located, is served by transit, and has many emerging and successful small businesses. It is nearby to local higher education, such as Grossmont Community College and San Diego State University, and has vibrant city parks including Mast Park and the Santee Sportsplex USA, a 15-acre sports field complex that hosts regional and national softball, baseball, and soccer tournaments.

DRAFT

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

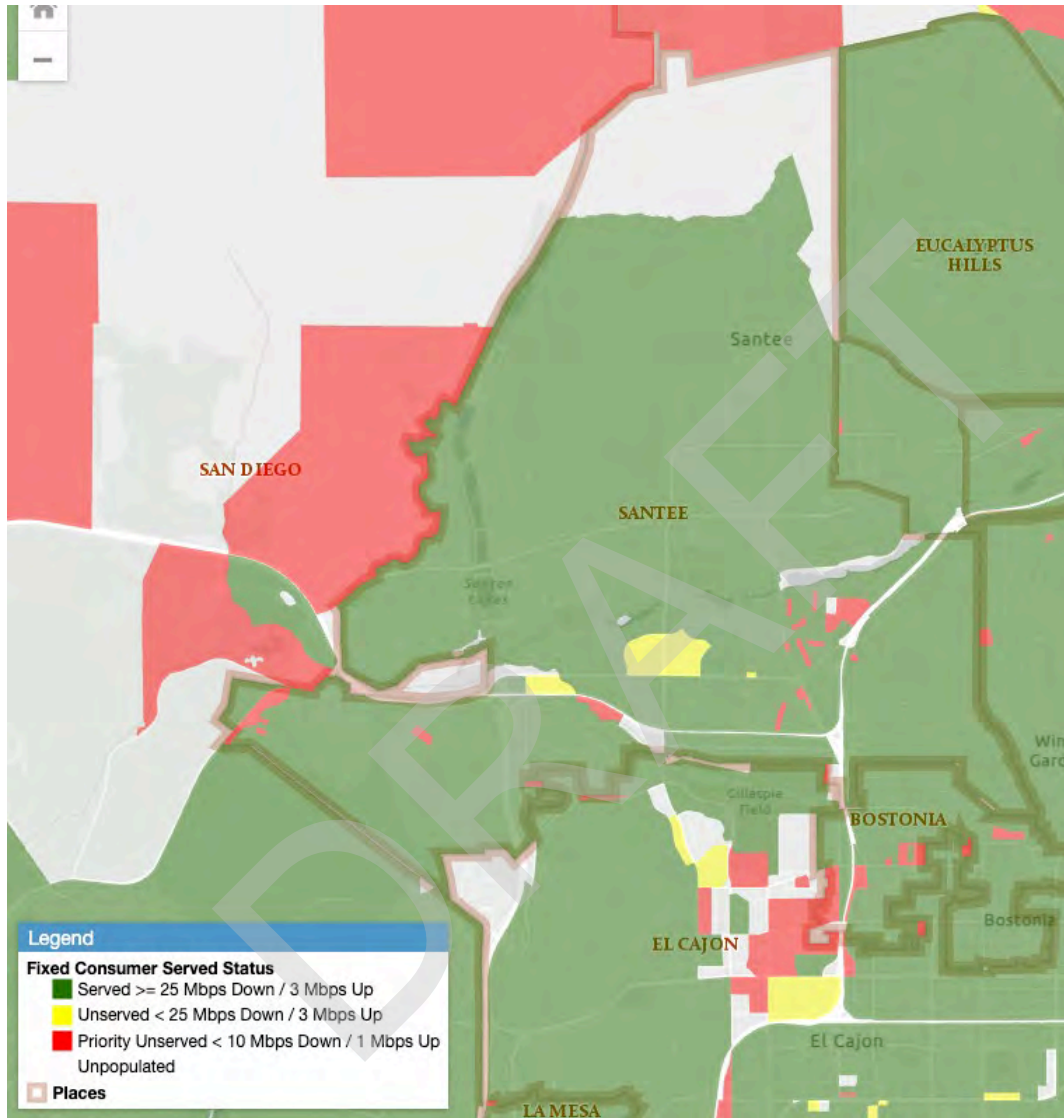
**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and internet on a regular basis and those who do not. In preparing the Consolidated Plan, the City used data from the Federal Communications Commission (FCC) to estimate the number of households with and without internet access.

The internet is an essential communications and information tool, enabling users to benefit from the growing interconnectedness of business, education, commerce, and daily activity. Reliable internet access is increasingly recognized as a necessity for thriving in today's economic environment. Communities without broadband access face significant challenges in keeping pace with the rest of the country, as limited connectivity hinders their residents' ability to access educational and entrepreneurial opportunities online. The issue is particularly pronounced in low to moderate-income areas, where economic opportunities are already limited. Research indicates a strong correlation between expanded high-speed internet access and improved educational and employment prospects, especially in small cities and rural communities.

Figure MA-60.01 shows broadband access across Santee, where broadband is defined as service with download speeds of 25 megabits per second (Mbps) and upload speeds of 3 Mbps (25/3 Mbps). As shown in the map, significant gaps in broadband coverage are minimal.

**Figure MA-60.01: Map of Broadband Access**

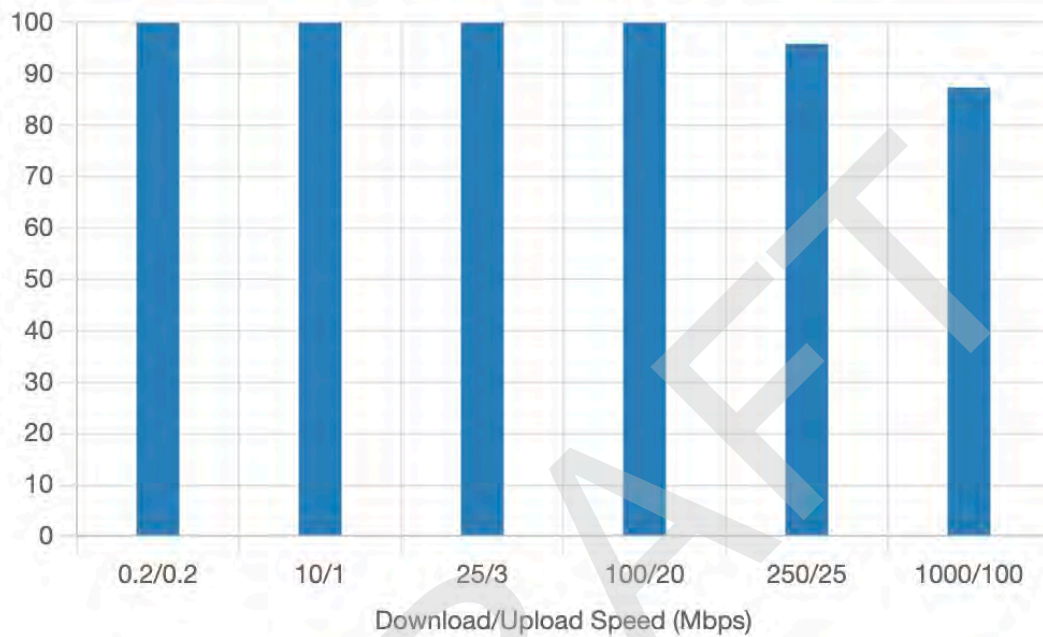


Source: California Interactive Broadband Map (data as of December 31, 2021)



In March 2024, the U.S. Federal Communications Commission (FCC) raised their benchmark for high-speed fixed broadband from 25/3 Mbps to download speeds of 100 Mbps and upload speeds of 20 Mbps (100/20 Mbps). Figure MA-60.02 shows that 100 percent of units in Santee have access to high-speed fixed broadband with speeds of at least 100/20 Mbps.

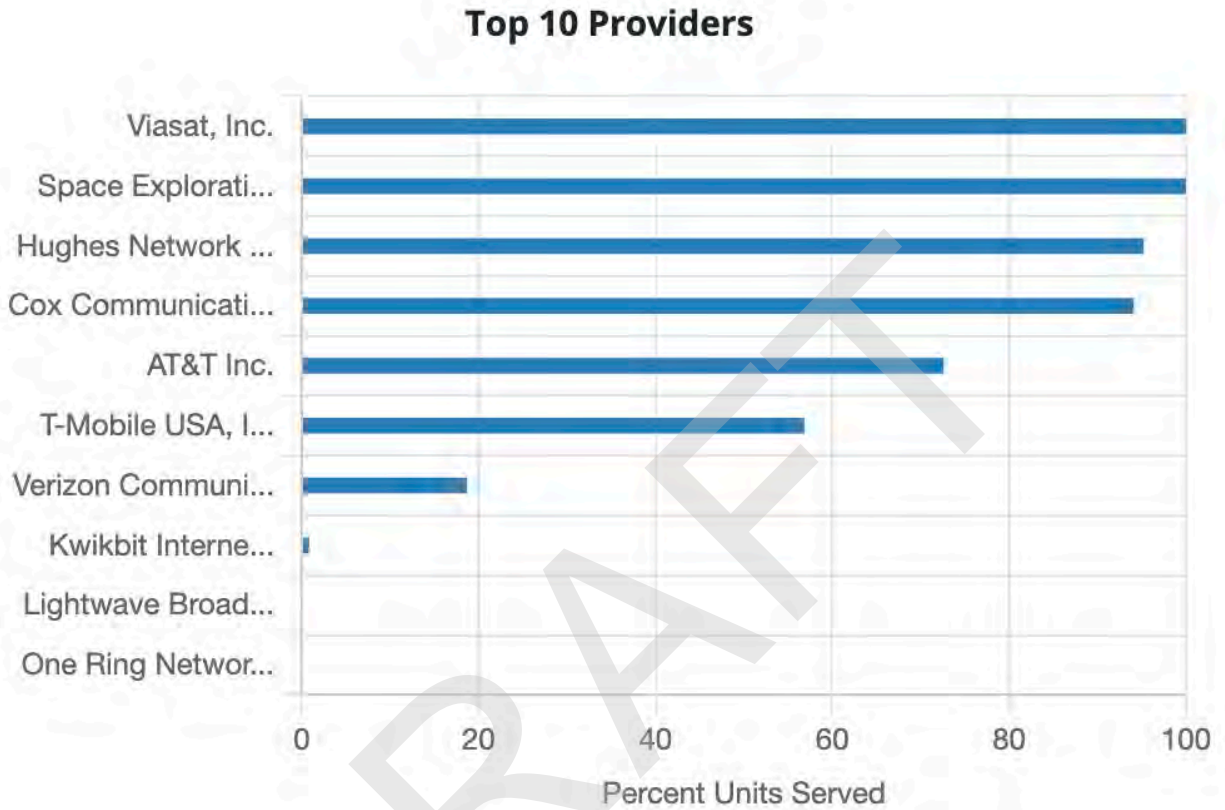
**Figure MA-60.02: Units with Fixed Broadband Access in Santee**  
**Percent of Units Covered**



Source: Federal Communications Commission (data as of June 30, 2024)

Figure MA-60.03 shows the top 10 fixed broadband providers in Santee and the percentage of units served by each provider.

**Figure MA-60.03: Top 10 Fixed Broadband Providers in Santee**



Source: Federal Communications Commission (data as of June 30, 2024)

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

As shown in Figure MA-60.03, multiple broadband providers serve Santee. Having a variety of broadband internet providers fosters competition, which often leads to improved service quality, lower prices, and greater innovation in technology. It gives consumers more choices, enabling them to select a provider that best meets their needs in terms of speed, reliability, and cost. Multiple providers can also increase network resilience, as alternative options ensure connectivity in case of service disruptions. This competitive landscape drives providers to continually enhance their offerings, ultimately benefiting both residential and business users with better overall internet services.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

This region is increasingly vulnerable to climate change. Rising temperatures, with projections indicating an annual increase of up to five degrees, have led to more frequent extreme heat events. Additionally, wildfires driven by higher temperatures and prolonged droughts have become more frequent, lasting longer, and growing in severity, resulting in a greater number of poor air quality days. Water scarcity is also worsening due to intensified droughts, further compounded by reduced stormwater runoff, which negatively affects the agricultural sector.

In December 2019, Santee's City Council adopted the Sustainable Santee Plan, a long-term strategy to reduce greenhouse gas emissions, enhance energy efficiency, improve traffic flow, promote electric vehicle use, reduce vehicle trips, and expand the urban tree canopy. The City Council set two community-wide greenhouse gas reduction targets: a 40% reduction from 2005 levels by 2030 and a 49% reduction by 2035. An implementation plan is currently in place to track and guide progress toward these goals.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The County of San Diego provides leadership and oversight in managing the region's natural hazards. To strengthen its focus on disaster preparedness and resilience, the County's 2019–2024 Strategic Plan highlights key initiatives, including the Fire Safety Council of San Diego County, Community Wildfire Protection Plans, Community Emergency Response Teams, the San Diego County Spontaneous Volunteer Program, and the Neighborhood Evacuation Team Program. The City actively participates in these efforts in the event of a natural disaster affecting its jurisdiction.

The County's Office of Emergency Services also plays a crucial role in enhancing disaster resilience. Its Emergency Operations Center (EOC) serves as a centralized hub for coordinated, multi-agency, and multi-jurisdictional disaster response. During emergencies, the EOC acts as the liaison between local jurisdictions, including the City, and emergency service providers.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan outlines the strategies and policies with which the City plans to address the issues and opportunities presented in the Needs Assessment and Market Analysis. Ultimately, the Strategic Plan will help achieve the City's ConPlan goal by guiding investments in Santee's LMI communities. The goals are:

#### High Priorities

- **Goal 1:** Improve community infrastructure to address current deficiencies, ensuring that sidewalks, streets, and parks are accessible, safe and enjoyable for residents.
- **Goal 2:** Provide public services and activities to address the needs of vulnerable populations, including seniors, residents experiencing food insecurity, individuals with special needs, and those experiencing homelessness.
- **Goal 3:** Support affordable housing opportunities and services for residents with low to moderate incomes.

These goals, and the funded activities meant to achieve them, align with HUD's approaches to developing viable communities: (1) providing decent housing; (2) providing a suitable living environment; and (3) expanding economic opportunity.

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

Not applicable. Please see discussion below.

### **General Allocation Priorities**

The City will not be allocating funding on a geographic basis and generally provides services on a cityside basis. The City allocates CDBG resources on the quality and quantity of grant applications that align with the ConPlan goals Public Improvements which will occur in Program Years 2025-2029 will be for future phases of the ADA Pedestrian Ramp (installation) project throughout the city. However, some activities may in upcoming program years occur within CDBG-eligible block groups. The map below shows the LMI block groups (bounded in green) in Santee which are eligible for place based CDBG activities.

DRAFT

Figure SP-10.01: Low-Mod Block Groups

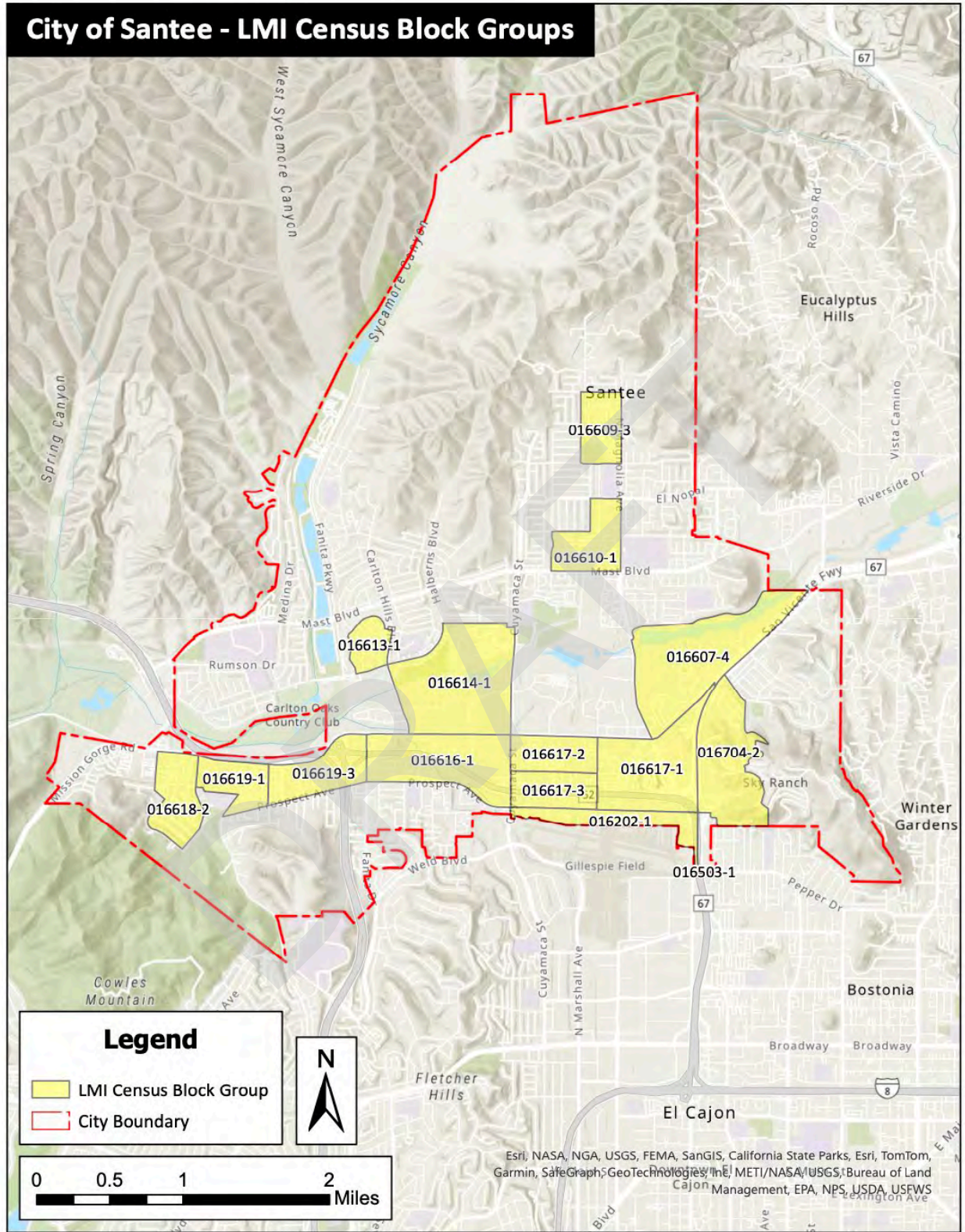


Table SP-25.01: Priority Needs Summary Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Improve Infrastructure and Facilities	High	Extremely Low Low Moderate Large Families Families with Children Elderly	To be determined	Improve community infrastructure and facilities.	Improve community infrastructure and facilities to create an accessible and safe community - Maintain and improve the infrastructure of the City's low- and moderate- income neighborhoods.	Assessments of current facilities, stakeholder input, Community Needs Survey, and City established goals. The Community Needs Survey identified public facilities as top priority need within Santee.
Public Services for LMI-Resident	High	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Citywide	Provide Public Services	Public Services for LMI Residents - Provide public services and activities to improve the quality of life for residents, including special needs populations and individuals experiencing homelessness.	During the development of the ConPlan, residents were asked to rank the relative importance of housing and community development needs in a survey.

Support Affordable Housing for LMI Residents.	High	Extremely Low Low Moderate Large Families Families with Children Elderly	Citywide	Support Affordable Housing Opportunities LMI	Support affordable housing opportunities for LMI Residents - Assist residents by helping them acquire and/or maintain affordable housing in the City of Santee.	Community Needs Survey, stakeholder feedback, City established priorities, and demographic needs data.
Fair Housing	Medium - HUD Required	Extremely Low Low Moderate Large Families Families with Children Elderly	Citywide	Fair Housing	Fair Housing - Provide fair housing services to foster equal housing opportunity.	Each year the City must certify to HUD that the Santee is affirmatively furthering fair housing. The City contracts with a fair housing service provider to provide fair housing outreach, education, investigation, and counseling services.

**Narrative**

Priority needs were identified through extensive data on housing and economic, as well as through stakeholder meetings, community surveys, and public meetings. High priorities will be funded with CDBG.. Funding for programs and projects is allocated through an annual application process and will depend on eligibility and available funding

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The City of Santee is a CDBG Entitlement jurisdiction. The City will receive an estimated **\$1,329,270** in CDBG funds in Program Years 2025-2029. The City of Santee is a member of the San Diego County HOME Investment Opportunities (HOME) Consortium. The County of San Diego is recognized by HUD as a Participating Jurisdiction on behalf of the Consortium and includes HOME Program goals, activities and accomplishments in its Consolidated Plan and Annual Action Plans. The City of Santee does not receive Housing Opportunities for Persons with AIDS (HOPWA) or Emergency Solutions Grant (ESG) program funding. Please refer to the County of San Diego ([www.sdhcd.com](http://www.sdhcd.com)) and City of San Diego ([www.sandiego.gov](http://www.sandiego.gov)) Annual Action Plans for details on the goals and distribution of HOPWA and ESG funds.



**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Community Development Block Program	Public - Federal	Administration and Planning, Affordable Housing Services, Public Infrastructure and Public Services	\$322,704	\$1,500	\$0.00	\$324,204	\$1,329,270	The City of Santee will expend these funds on projects that align directly with ConPlan goals and priorities. Public services funding will benefit the quality of life for LMI residents, including individuals with disabilities or those experiencing homelessness. Funds allocated for administrative activities will be used to perform fair housing services. The public infrastructure funding will improving community infrastructure to create a safe and accessible community.

**Table SP-35.01: Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

While CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state, and other federal funds to allow for the provision of public service activities. For example, many State housing programs have scoring criteria that reward applicants who have matching funds.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

The City has no city-owned property zoned for housing. Most City-owned properties are remnant parcels associated with improvements to the Prospect Avenue industrial collector.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**Table SP-40.01: Anticipated Resources**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Santee	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	city of Santee
COUNTY OF SAN DIEGO HOUSING AND COMMUNITY DEVELOPMENT	Government	Homelessness Ownership Public Housing Rental	county of San Diego
CSA SAN DIEGO COUNTY	Non-profit organization	Advocates for the eradication of housing discrimination, housing counseling, fair housing testing, enforcing fair housing laws, promoting fair housing outreach and education	city of Santee
Crisis House, Inc.	Non-profit organization	Homelessness Non-homeless special needs	city of Santee
Meals on Wheels of Greater San Diego	Non-profit organization	Non-homeless special needs	city of Santee
SANTEE FOOD BANK	Non-profit organization	Homelessness Non-homeless special needs	city of Santee
SANTEE SANTAS FOUNDATION	Non-profit organization	Homelessness Non-homeless special needs	city of Santee
ELDERHELP OF SAN DIEGO	Non-profit organization	Non-homeless special needs	city of Santee
VOICES FOR CHILDREN	Non-profit organization	Non-homeless special needs	city of Santee

## Assessment of Strengths and Gaps in the Institutional Delivery System

While only a few entities have formal roles in administering HUD’s entitlement programs, the City as the lead CDBG agency must work with a host of stakeholders to coordinate activities and achieve the goals of the ConPlan. These include other City departments, government agencies, nonprofit organizations, service providers, subrecipients, and more. Continuous communication and coordination are essential, especially as new resources become available and new challenges emerge. Historically the capacity of nonprofit providers within Santee varies, many of the City’s service providers are concentrated in surrounding jurisdictions. There are also limited resources available to smaller nonprofits and start-ups and the City will evaluate the best strategy needed given the increasing needs and demands on housing and public service funding.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table SP-40.02: Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling			
Transportation	X		
<b>Other</b>			
Other			

**Describe how the service delivery system including, but not limited to, the services listed above meets the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City has funded homelessness services and shelters through nonprofits for several years and maintaining and strengthening relationships with subrecipients is essential to the service delivery system. However, the City's resources are limited, and it must rely on partners to fill service gaps. The County of San Diego, for example, allocates Section 8 rental assistance vouchers on behalf of the City. Close coordination with RTFH is also important as new funding and best practices emerge.

For the past two years through a combination of CDBG-CV and ARPA funding the City of Santee has funded Homeless Outreach Workers with Persons Assisting the Homeless (PATH) and emergency shelters services (up to 28 nights) through the East County Transitional Living Center in El Cajon. These two service providers serve those experiencing homelessness in Santee and have helped to keep the number of unsheltered homeless person in the community from increasing.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The agencies providing services to special needs populations and persons experiencing homelessness in Santee have a long history and expertise in providing these services. These include Crisis House, Meals on Wheels, Santee Food Bank, Voices for Children and CSA San Diego, among others. These organizations, all funded in the past by the City's CDBG program, together serve youth, seniors, lower-income households, persons with food insecurity, homeless residents, and more.

The largest gap in serving the homeless population in East San Diego County is the lack of shelter options. Currently, the only homeless shelter in East County is the East County Transitional Living Center located in El Cajon. There are several efforts currently to add shelter beds in the region, but no new homeless shelters are set to open soon.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City will also continue strengthening its relationships with partner organizations, especially the County of San Diego, to best address Santee's housing and community development needs. Actions the City commits to are:

- Foster participation of an increasing number of private and non-profit entities to deliver affordable housing and services.

- Forge partnerships with the business, homebuilding, real estate, financial and architectural/planning and engineering community to address Santee's community development needs.
- Use public funds as a lever with other private, non-profit, foundation and other alternative sources to the maximum degree to stimulate affordable housing, homeless and special needs housing production as well as neighborhood revitalization and stabilization.
- Continue the commitment to working cooperatively with RTFH on homeless issues.
- Continue working cooperatively with neighboring jurisdictions and the County to locate a new homeless shelter in East San Diego County.
- Pursue alternative sources of financing for priority needs in the community.

DRAFT

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Table SP-45.01: Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve community infrastructure and facilities.	2025	2029	Infrastructure		Improve Infrastructure and Facilities	\$1,074,760	Public Facility or Infrastructure Activities other than Low/Moderate Income Benefit: 3,443 Persons Assisted
2	Provide Public Services	2025	2029	Public Services		Public Services for LMI-Resident	\$248,000	Public service activities other than Low/Moderate Income Residents Benefit: 83,600 Persons  Homelessness Prevention: 400 Persons Assisted
3	Support Affordable Housing Services and Opportunities	2025	2029	Affordable Housing		Support Affordable Housing for LMI Residents.	To be determined.	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
4	Fair Housing	2025	2029	Fair Housing		Fair Housing	\$105,000	Housing counseling, fair housing testing, enforcing fair housing laws and promoting fair housing outreach and education Other: 150 Persons

**Goal Descriptions**

Goal Name	Goal Description
Improve community infrastructure and facilities.	Improve community infrastructure to address current deficiencies, ensuring that sidewalks, streets, and parks are accessible, safe and enjoyable for residents..
Provide Public Services	Provide public services and activities to address the needs of vulnerable populations, including seniors, residents experiencing food insecurity, individuals with special needs, and those experiencing homelessness.
Support Affordable Housing Opportunities LMI	Support affordable housing opportunities and services for residents with low to moderate incomes.
Fair Housing	Retain the service of a fair housing provider, promote fair housing education, and outreach within Santee.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City does not receive HOME funds directly, but participates in the HOME Consortium, which is operated by the County of San Diego.



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Lead-Based Paint (LBP) regulations affect a variety of housing and community-based programs. The process for identifying and resolving LBP issues varies depending upon the amount of assistance and the type of program affected. The most common actions that need to be taken are:

- Lead Hazard Evaluation – a risk assessment, paint testing or a combination of these to determine the presence of LBP hazards or lead-based paint in properties built prior to 1978.
- Lead Hazard Reduction – activities designed to reduce or eliminate exposure to LBP hazards through methods including interim controls, standard treatments, or abatement.
- Clearance – an activity conducted following LBP hazard reduction activities to determine that the hazard reduction activities are complete.

About 64 percent of the housing stock in Santee was built prior to 1980, a good indicator for the potential scope of LBP issues, as residential use of LBP was banned in 1978. For comparison, just over 60 percent of California's housing stock was built before 1980.

An important method for mitigating LBP risks is modernizing the housing stock. This means producing new affordable units that will increase access to housing without LBP hazards. This is a slow process, however, so the County's Health and Human Services Agency offers a lead poisoning prevention program that County residents can access.

### **How are the actions listed above integrated into housing policies and procedures?**

The City of Santee requires that all federally funded projects be tested for lead-based paint and abate hazards as needed. Lead-based paint warnings are distributed with applications for property related assistance. All applicants are required to sign and return the lead-based paint warning to verify that they have read its contents and are aware of the dangers lead-based paint presents. Factors such as housing conditions and age of household are taken into consideration when determining lead-based

Additionally, City staff will continue to attend training on LBP and continue to be following LBP regulations. The City continues to provide the required notices and information about the hazards and risks of LBP to property owners as needed. It also ensures residents have access to the County's LBP mitigation program.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Santee plans to expend up to 15% of its annual CDBG allocation on public services used to support households with special needs, prevent homelessness and address homelessness issues. Municipal community development programs are targeted at improving the housing and neighborhood conditions of low -income residents and reducing poverty by supporting employment training and skills development, emergency assistance, self-sufficiency programs and other efforts oriented to special needs clients. The City of Santee has and plans to continue to allocate CDBG public services resources to anti-poverty efforts that include but are not limited to the following: Elderhelp, Voices of Children, Crisis House Meals On Wheels, Food Banks, and the Santee Santos Foundation.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Based on U.S. Census Bureau data, approximately 8.5 percent of Santee residents are living at or below the federal poverty level. This is lower than both California's and the nation's rate, but any amount of poverty needs to be addressed. Many issues related to poverty are outside of the City's reach, but the City can and will utilize all available tools and resources to assist those residents living at or below the federal poverty level.

A major partner in reducing poverty in Santee is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country.

Additionally, the County of San Diego funds various non-profit organizations and provides health care and social services. The City of Santee will also continue to support organizations that offer health and social services to lower income residents.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Sub-recipient Orientation. During the grant application process, prospective applicants may request technical assistance in developing complete grant applications. In addition, regulatory requirements of the CDBG program are provided in the Request for Proposals (RFP) document each year. Staff also provides as-needed, one-on-one consultation with potential subrecipients to assist in application development.

Sub-recipient pre-award screening. Prior to the award of funds, all subrecipients receive a pre-contract review to assess the capacity of the agency's administrative and fiscal management systems to successfully complete the proposed activities.

Post-award monitoring. After grant approval, subrecipients are instructed in reporting and reimbursement requirements. Ongoing "desktop" monitoring and technical assistance is provided on a continual basis as billings are reviewed and processed. Onsite monitoring visits are conducted on an annual basis. The City conducts on-site formal monitoring visits and additional onsite technical visits as needed, based upon risk assessments of the contracted agencies.

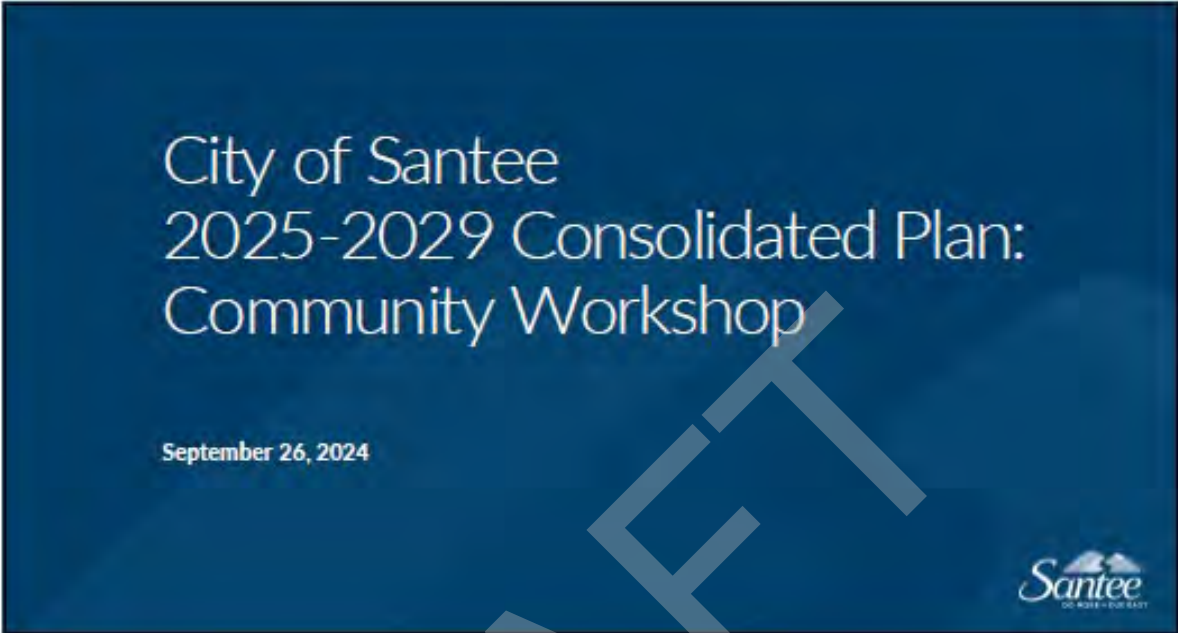
To assist our partners by providing additional suggestions and guidance, the City may contract with outside professionals/consultants to accompany staff, while conducting comprehensive business audits/monitoring. Public facility and infrastructure projects with statutory requirements such as Davis-Bacon, Uniform Relocation Act, Environmental Review, etc., are implemented, administered and monitored for compliance with the appropriate statutes and regulations. Projects administered by City departments will be monitored through city auditing procedures

## Appendix A - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>Consolidated Plan Community Needs Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>RSG, Inc. and City of Santee staff.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The survey instrument was Internet-based through the SurveyMonkey website, and 199 individuals responded to the survey.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Community input was needed help determine the goals and priorities for the City of Santee’s 2025-2029 Consolidated Plan. The survey provided an opportunity for the City to learn about the community’s goals and priorities directly from residents. The identified priorities will help shape the Consolidated Plan’s funding priorities for the next five years.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The survey was available from September through October 2024.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Online survey through the SurveyMonkey website.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The survey was made available to all Santee residents and non-profit organizations. The survey was marketed on the City website and social media and at the community meeting about the Consolidated Plan.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Information about the demographics of the respondents is included in the survey results, which are attached..</p>


2	<p><b>Data Source Name</b></p> <p>Consolidated Plan Stakeholder Survey</p>
<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>RSG, Inc. and City of Santee staff.</p>	
<p><b>Provide a brief summary of the data set.</b></p> <p>The survey instrument was Internet-based through the SurveyMonkey website, and 9 individuals responded to the survey.</p>	
<p><b>What was the purpose for developing this data set?</b></p> <p>Stakeholder input was needed help determine the goals and priorities for the City of Santee’s 2025-2029 Consolidated Plan. The survey provided an opportunity for the City to learn about the community’s goals and priorities directly from stakeholders. The identified priorities will help shape the Consolidated Plan’s funding priorities for the next five years.</p>	
<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The survey was available from September through October 2024.</p>	
<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Online survey through the SurveyMonkey website.</p>	
<p><b>Describe the total population from which the sample was taken.</b></p> <p>The survey was made available to representatives of Santee schools and non-profit organizations.</p>	
<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The survey was shared with 14 stakeholders.</p>	

## Appendix B – Community Workshop Presentation Slides




City of Santee  
2025-2029 Consolidated Plan:  
Community Workshop

September 26, 2024




The slide features a dark blue background with white text. The title is centered and reads "City of Santee 2025-2029 Consolidated Plan: Community Workshop". Below the title, the date "September 26, 2024" is displayed. In the bottom right corner, the Santee logo is visible, which includes the word "Santee" in a stylized font and the tagline "DO MORE FOR EAST" below it.

1



### MEETING AGENDA

- Welcome & Introductions
- Consolidated Plan Overview
- Initial Needs Assessment
- Interactive Activity
- Q&A



The slide has a white background with a green horizontal bar at the bottom. The title "MEETING AGENDA" is in a large, bold, blue font. Below the title is a bulleted list of five items: "Welcome & Introductions", "Consolidated Plan Overview", "Initial Needs Assessment", "Interactive Activity", and "Q&A". The Santee logo is located in the bottom right corner.

2

# CONSOLIDATED PLAN OVERVIEW



3

## WHAT IS A CONSOLIDATED PLAN?

- Planning document required by HUD\* every 5 years as a condition of receiving housing and community development funding
- Assists the City in determining the following needs based on data & community outreach:
  - Community service needs
  - Housing and homelessness needs
  - Public facilities and infrastructure needs
- Includes needs assessment, market analysis, strategic plan, and first annual action plan

\*HUD = U.S. Department of Housing & Urban Development



4

# THREE IMPORTANT DOCUMENTS

"SAY"



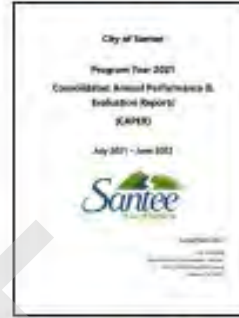
5-Year Consolidated Plan

"DO"



Annual Action Plan

"SHOW"

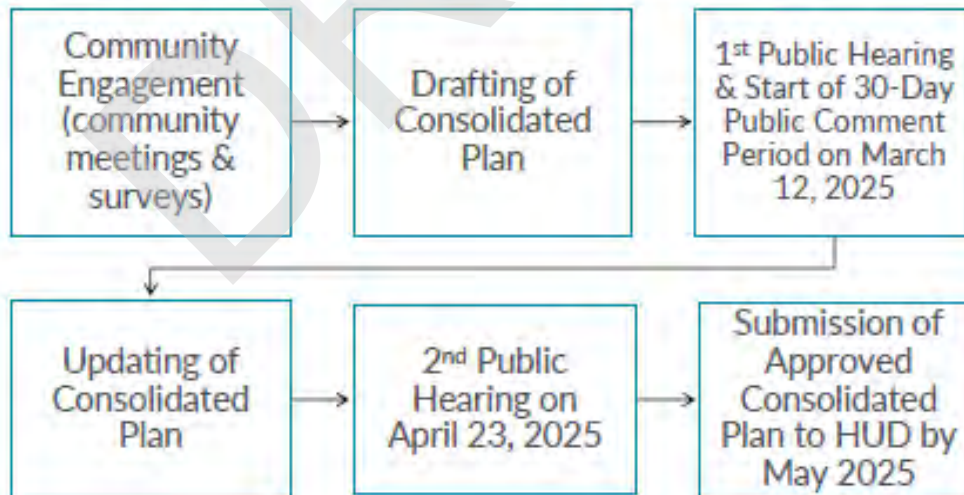


Consolidated Annual Performance and Evaluation Report



5

# CONSOLIDATED PLAN PROCESS



6



## COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

- Provides resources to benefit persons with low and moderate incomes, prevent or eliminate blight, and meet urgent needs
- Funds are determined based on a formula that factors in population size, poverty level, and other demographic and economic data.
- In FY 2024-25, Santee will receive \$350,916 in CDBG funds.



7

## CURRENT CONSOLIDATED PLAN PRIORITIES Program Years 2020 to 2024

1. Improve community infrastructure and facilities to create an accessible and safe community.
2. Provide public services and activities to improve the quality of life for residents, including individuals with special needs and/or individuals experiencing homelessness.
3. Support affordable housing opportunities for residents with low to moderate incomes.



8

## CITY FY 2024-25 CDBG FUNDING

Activity Type	Organization/Project	FY 2024-25 Budget
Public Service Activities	Santee Food Bank	\$29,740
	Elder Help of San Diego	\$5,730
	Meals on Wheels	\$5,730
	Santee Santa's Foundation	\$5,730
	Voices for Children	\$5,730
Public Facility Projects	City ADA Pedestrian Ramp Project	\$216,175
	Home of Guiding Hands	\$17,180
Administrative Activities	Program Administration	\$49,220
	CSA San Diego	\$21,000
<b>TOTAL</b>		<b>\$356,235</b>



9

## INITIAL NEEDS ASSESSMENT



10

## SANTEE COMMUNITY PROFILE

- Population: 59,497
  - Median age: 39
  - Under 18 years old: 23%
  - 65 years old and above: 16%
- Median Household Income: \$101,777
- July 2024 Unemployment Rate: 4.4%
  - Below the County rate of 4.9%

Sources: U.S. Census Bureau 2022 ACS 5-Year Estimates; California Employment Development Department



11

## HOUSING STATISTICS FOR SANTEE RENTERS

- 27% of Santee households are renters.
- Median Rent: \$1,983 (as of 2022)
  - 24% increase in 5 years
- 51% of renter households are cost-burdened (housing costs exceed 30% of income).
- Need annual income of \$79,280 to afford median rent without being cost-burdened.

Sources: U.S. Census Bureau 2017 & 2022 ACS 5-Year Estimates; 2016 to 2020 CHAS



12

## 2024 AVERAGE 2 BD RENTS BY CITY\*

1. Del Mar: \$4,061
2. Coronado: \$3,367
3. Encinitas: \$3,056
4. Oceanside: \$2,666
5. San Marcos: \$2,650
6. Imperial Beach: \$2,625
7. San Diego: \$2,508
8. Carlsbad: \$2,398
9. **Santee: \$2,194**
10. Lemon Grove: \$2,142
11. La Mesa: \$2,083
12. Chula Vista: \$2,078
13. Escondido: \$2,058
14. National City: \$1,923
15. El Cajon: \$1,892

Source: Southern California Rental Housing Association (Spring 2024 average monthly rents)  
\*Note: No data was provided for Poway, Solana Beach, and Vista.



13

## HOUSING STATISTICS FOR SANTEE OWNERS

- 72% of Santee households are homeowners.
- Median Home Value: \$813,500 (as of 2022)
  - 59% increase in 5 years
- 71% of homeowner households have mortgages.
- 31% of homeowner households are cost-burdened (housing costs exceed 30% of income).

Sources: U.S. Census Bureau 2017 & 2022 ACS 5-Year Estimates; 2016 to 2020 CHAS



14

## 2024 AVERAGE HOME VALUES IN COUNTY

- |                              |                               |
|------------------------------|-------------------------------|
| 1. Del Mar: \$3,575,187      | 10. Vista: \$875,578          |
| 2. Coronado: \$2,432,930     | 11. Imperial Beach: \$871,778 |
| 3. Solana Beach: \$2,110,738 | 12. Oceanside: \$870,383      |
| 4. Encinitas: \$1,875,750    | 13. Escondido: \$851,305      |
| 5. Carlsbad: \$1,521,735     | 14. Chula Vista: \$851,197    |
| 6. Poway: \$1,229,022        | 15. El Cajon: \$818,241       |
| 7. San Diego: \$1,013,179    | 16. <b>Santee: \$803,821</b>  |
| 8. San Marcos: \$976,984     | 17. Lemon Grove: \$747,315    |
| 9. La Mesa: \$898,061        | 18. National City: \$672,438  |

Source: Zillow Home Index (August 2024 values as of September 18, 2024)



15

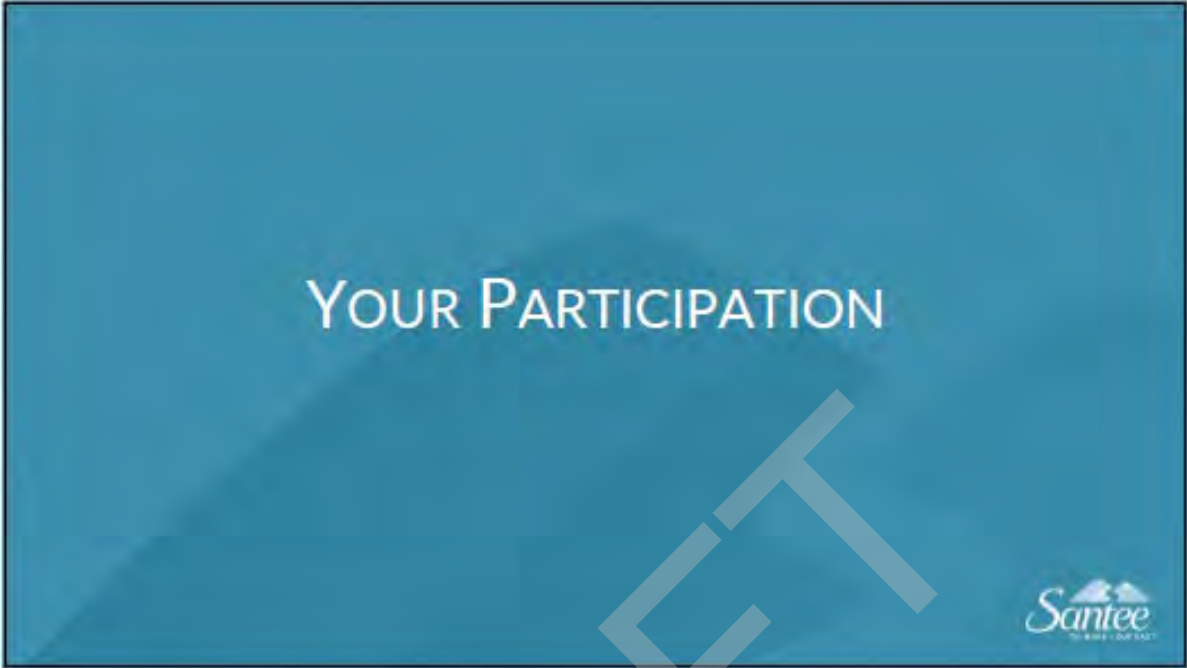
## SANTEE HOMELESS POPULATION

	Sheltered	Unsheltered	TOTAL	County Total	% of County
2019	0	35	35	8,102	0.4%
2024	0	73	73	10,605	0.3%
Change (%)	--	+108.6%	+108.6%	+30.9%	-0.1%

Sources: Regional Task Force on Homelessness Point-in-Time Data



16



17



18

## COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

- Provides resources to benefit persons with low and moderate incomes, prevent or eliminate blight, and meet urgent needs
- Funds are determined based on a formula that factors in population size, poverty level, and other demographic and economic data.
- In FY 2024-25, Santee will receive \$350,916 in CDBG funds.

19

## INTERACTIVE ACTIVITY

How would you like to see CDBG funds spent in Santee over the next 5 years?

- Assistance to homeowners for minor home repairs & improvements
- Construction of and improvements to public facilities and infrastructure (such as street and sidewalk improvements, libraries, community centers, and parks)
- ADA improvements (removal of architectural impediments)
- Public services (such as mental health services, homeless services, addiction treatment services, and senior and youth services)



20

# QUESTIONS? PLEASE ASK!

## City of Santee

Bill Crane (619) 258-4100 x221  
[bcrane@cityofsantee.ca.gov](mailto:bcrane@cityofsantee.ca.gov)

## RSG, Inc.

Sara Court  
[scourt@rsgsolutions.com](mailto:scourt@rsgsolutions.com)

Jessica Henderson  
[jhenderson@rsgsolutions.com](mailto:jhenderson@rsgsolutions.com)



DRAFT



**Appendix C – Community Survey Responses**

DRAFT

## Q1 Please provide your zip code.

Answered: 197 Skipped: 2

#	RESPONSES	DATE
1	92071	10/24/2024 10:06 PM
2	92071	10/24/2024 2:37 PM
3	92071	10/24/2024 2:21 PM
4	92071	10/24/2024 2:10 PM
5	92071	10/24/2024 1:49 PM
6	92071	10/24/2024 12:18 PM
7	92071	10/24/2024 10:42 AM
8	92071	10/24/2024 6:26 AM
9	92071	10/24/2024 4:39 AM
10	92071	10/23/2024 10:50 PM
11	92071	10/23/2024 9:09 PM
12	92071	10/23/2024 7:18 PM
13	92071	10/23/2024 7:06 PM
14	92071	10/23/2024 5:23 PM
15	92071	10/23/2024 4:48 PM
16	92071	10/23/2024 4:40 PM
17	92071	10/23/2024 1:27 PM
18	92071	10/23/2024 10:29 AM
19	92071	10/23/2024 6:34 AM
20	92071	10/23/2024 6:26 AM
21	92071	10/22/2024 10:25 PM
22	92071	10/22/2024 9:45 PM
23	92081	10/22/2024 9:43 PM
24	92071	10/22/2024 9:37 PM
25	92071	10/22/2024 9:17 PM
26	92071	10/22/2024 9:14 PM
27	92071	10/22/2024 8:30 PM
28	92071	10/22/2024 8:17 PM
29	92071	10/22/2024 7:43 PM
30	92071	10/22/2024 7:38 PM
31	92071	10/22/2024 7:37 PM
32	92071	10/22/2024 7:33 PM
33	92071	10/22/2024 7:07 PM

City of Santee 2025-2029 Consolidated Plan Community Needs Survey

34	92071	10/22/2024 7:04 PM
35	92071	10/22/2024 6:01 PM
36	92071	10/22/2024 5:14 PM
37	92071	10/22/2024 5:12 PM
38	92071	10/18/2024 8:52 AM
39	92071	10/17/2024 1:29 PM
40	92071	10/16/2024 7:59 PM
41	92071	10/16/2024 7:41 PM
42	92071	10/16/2024 2:05 PM
43	92071	10/16/2024 11:20 AM
44	92071	10/16/2024 6:33 AM
45	92071	10/16/2024 6:21 AM
46	92119	10/16/2024 5:54 AM
47	92072	10/15/2024 3:26 PM
48	92071	10/15/2024 1:23 PM
49	92071	10/15/2024 12:47 PM
50	92071	10/15/2024 11:41 AM
51	92071	10/15/2024 10:53 AM
52	92071	10/15/2024 9:47 AM
53	92071	10/15/2024 9:17 AM
54	92071	10/15/2024 9:13 AM
55	92071	10/15/2024 8:45 AM
56	92071	10/15/2024 8:31 AM
57	92071	10/15/2024 8:04 AM
58	92071	10/15/2024 8:03 AM
59	92071	10/7/2024 7:41 PM
60	92071	10/7/2024 1:07 PM
61	92071	10/7/2024 12:31 PM
62	92071	10/6/2024 1:12 PM
63	92071	10/5/2024 11:00 PM
64	92071	10/5/2024 3:13 PM
65	92071	10/5/2024 1:12 PM
66	92071	10/5/2024 12:04 PM
67	92071	10/5/2024 11:05 AM
68	92071	10/5/2024 10:49 AM
69	92071	10/5/2024 8:37 AM
70	92071	10/5/2024 6:49 AM
71	92071	10/5/2024 6:35 AM

City of Santee 2025-2029 Consolidated Plan Community Needs Survey

72	92071	10/5/2024 6:17 AM
73	92071	10/5/2024 6:13 AM
74	92071	10/5/2024 3:17 AM
75	92071	10/5/2024 12:16 AM
76	92071	10/4/2024 11:51 PM
77	92071	10/4/2024 10:56 PM
78	92071	10/4/2024 10:21 PM
79	92071	10/4/2024 9:55 PM
80	92071	10/4/2024 9:23 PM
81	92071	10/4/2024 9:07 PM
82	92079	10/4/2024 8:53 PM
83	92071	10/4/2024 8:52 PM
84	92071	10/4/2024 8:28 PM
85	92071	10/4/2024 8:05 PM
86	92071	10/4/2024 8:03 PM
87	92071	10/4/2024 7:26 PM
88	92071	10/4/2024 7:26 PM
89	92071	10/4/2024 7:10 PM
90	92071	10/4/2024 6:53 PM
91	92071	10/4/2024 6:29 PM
92	92071	10/3/2024 9:49 PM
93	92071	10/3/2024 9:05 AM
94	92071	10/3/2024 7:46 AM
95	92071	10/2/2024 5:40 PM
96	92071	10/2/2024 4:17 PM
97	92071	10/2/2024 4:08 PM
98	92071	10/2/2024 3:39 PM
99	92071	10/2/2024 3:39 PM
100	92071	10/2/2024 2:45 PM
101	92071	10/2/2024 2:22 PM
102	92021	10/2/2024 1:39 PM
103	92071	10/2/2024 1:23 PM
104	92071	10/2/2024 12:38 PM
105	92071	10/2/2024 12:38 PM
106	92071	10/2/2024 11:59 AM
107	92071	10/2/2024 11:41 AM
108	92071	10/2/2024 11:36 AM
109	92071	10/2/2024 11:31 AM

City of Santee 2025-2029 Consolidated Plan Community Needs Survey

110	92071	10/2/2024 11:29 AM
111	92071	10/2/2024 11:13 AM
112	92071	10/2/2024 11:10 AM
113	92071	10/2/2024 11:02 AM
114	92071	10/2/2024 11:01 AM
115	92071	10/2/2024 11:00 AM
116	92071	10/2/2024 10:57 AM
117	92071	10/2/2024 7:09 AM
118	92119	10/1/2024 5:35 PM
119	92071	10/1/2024 4:16 PM
120	92071	10/1/2024 2:28 PM
121	92021	10/1/2024 1:14 PM
122	92120	10/1/2024 11:10 AM
123	92071	10/1/2024 10:20 AM
124	92071	10/1/2024 6:40 AM
125	92071	10/1/2024 6:06 AM
126	92020	10/1/2024 5:47 AM
127	91977	9/30/2024 9:47 PM
128	92071	9/30/2024 9:33 PM
129	91942	9/30/2024 9:08 PM
130	92071	9/30/2024 7:37 PM
131	92071	9/30/2024 7:33 PM
132	92021	9/30/2024 7:28 PM
133	92040	9/30/2024 7:04 PM
134	92120	9/30/2024 6:54 PM
135	92071	9/30/2024 6:48 PM
136	92019	9/30/2024 6:27 PM
137	92021	9/30/2024 6:18 PM
138	92040	9/30/2024 6:14 PM
139	92021	9/30/2024 6:07 PM
140	92071	9/30/2024 6:06 PM
141	92020	9/30/2024 5:43 PM
142	92071	9/30/2024 1:22 AM
143	92071	9/27/2024 10:33 PM
144	92071	9/27/2024 8:33 PM
145	92037	9/27/2024 12:50 PM
146	92071	9/27/2024 12:45 PM
147	92123	9/26/2024 6:53 PM

City of Santee 2025-2029 Consolidated Plan Community Needs Survey

148	92071	9/25/2024 9:47 PM
149	92071	9/25/2024 9:30 PM
150	92071	9/25/2024 7:29 PM
151	92071	9/25/2024 6:18 PM
152	92071	9/25/2024 10:53 AM
153	92071	9/24/2024 5:33 PM
154	92071	9/24/2024 3:54 PM
155	92071	9/24/2024 2:41 PM
156	92071	9/24/2024 10:58 AM
157	92071	9/24/2024 8:33 AM
158	92071	9/24/2024 7:29 AM
159	92071	9/24/2024 7:15 AM
160	92071	9/24/2024 6:48 AM
161	92071	9/23/2024 10:13 PM
162	92071	9/23/2024 9:45 PM
163	92071	9/23/2024 9:39 PM
164	92071	9/23/2024 9:24 PM
165	92071	9/23/2024 8:45 PM
166	92071	9/23/2024 7:38 PM
167	92071	9/23/2024 6:35 PM
168	92071	9/23/2024 6:25 PM
169	92071	9/23/2024 5:21 PM
170	92071	9/23/2024 5:09 PM
171	92071	9/23/2024 4:53 PM
172	92071	9/23/2024 4:33 PM
173	92071	9/23/2024 4:12 PM
174	92071	9/23/2024 3:56 PM
175	92071	9/23/2024 3:33 PM
176	92040	9/23/2024 3:28 PM
177	92071	9/23/2024 1:31 PM
178	92071	9/23/2024 11:59 AM
179	92071	9/23/2024 11:31 AM
180	92071	9/23/2024 11:26 AM
181	92071	9/23/2024 10:52 AM
182	92071	9/23/2024 10:51 AM
183	92071	9/23/2024 10:46 AM
184	92071	9/23/2024 10:32 AM
185	92071	9/23/2024 9:55 AM

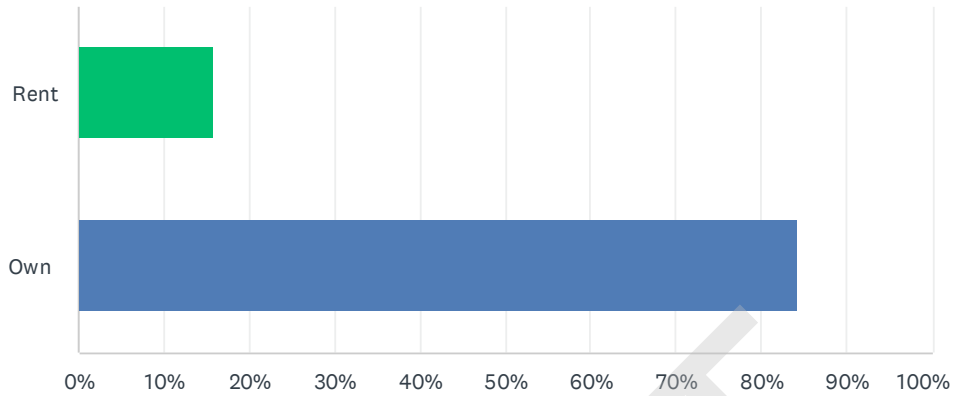
City of Santee 2025-2029 Consolidated Plan Community Needs Survey

186	92071	9/23/2024 9:38 AM
187	92071	9/19/2024 1:46 AM
188	92071	9/18/2024 9:16 PM
189	92071	9/18/2024 11:00 AM
190	92071	9/17/2024 11:57 PM
191	92071	9/17/2024 6:39 PM
192	92071	9/17/2024 5:08 PM
193	92071	9/17/2024 4:53 PM
194	92071	9/17/2024 3:21 PM
195	92071	9/17/2024 2:14 PM
196	92071	9/17/2024 1:03 PM
197	92071	9/17/2024 11:33 AM

DRAFT

## Q2 Do you rent or own your home?

Answered: 197 Skipped: 2



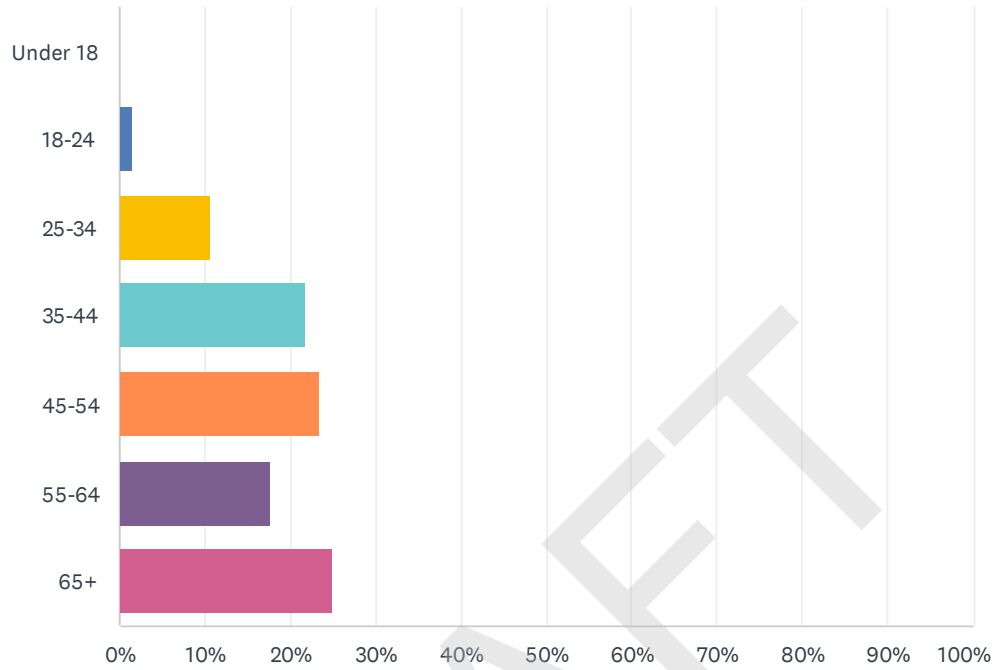
ANSWER CHOICES	RESPONSES	
Rent	15.74%	31
Own	84.26%	166
<b>TOTAL</b>		<b>197</b>

DRAFT



### Q3 Please select your age range.

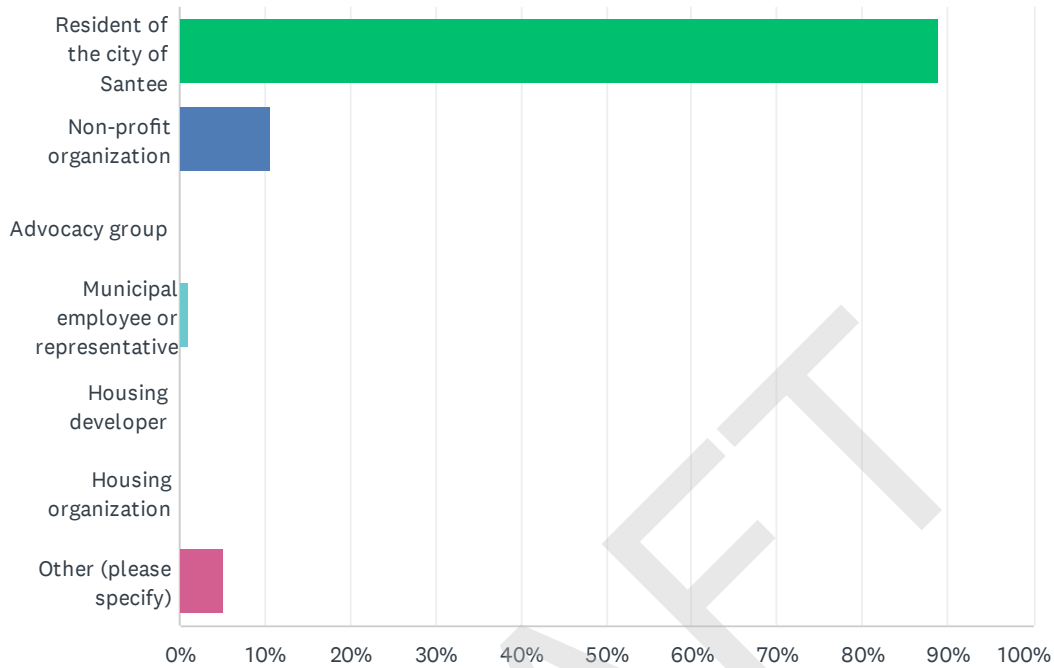
Answered: 197 Skipped: 2



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	1.52%	3
25-34	10.66%	21
35-44	21.83%	43
45-54	23.35%	46
55-64	17.77%	35
65+	24.87%	49
<b>TOTAL</b>		<b>197</b>

### Q4 Which group do you represent? Please select all that apply.

Answered: 197 Skipped: 2



ANSWER CHOICES	RESPONSES	
Resident of the city of Santee	88.83%	175
Non-profit organization	10.66%	21
Advocacy group	0.00%	0
Municipal employee or representative	1.02%	2
Housing developer	0.00%	0
Housing organization	0.00%	0
Other (please specify)	5.08%	10
Total Respondents: 197		

#	OTHER (PLEASE SPECIFY)	DATE
1	Retired	10/7/2024 12:31 PM
2	Homeless in Santee	10/3/2024 9:05 AM
3	Both work and live in the city of Santee	10/2/2024 5:40 PM
4	Resident of SD County	10/2/2024 1:39 PM
5	Meals on Wheels volunteer	9/30/2024 7:28 PM
6	Meals on Wheels	9/30/2024 6:27 PM
7	Lakeside resident	9/30/2024 6:14 PM

City of Santee 2025-2029 Consolidated Plan Community Needs Survey

8	Meals on wheels	9/30/2024 6:06 PM
9	School District	9/27/2024 12:50 PM
10	myself	9/25/2024 6:18 PM

DRAFT

**Q5 What are the top community needs in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

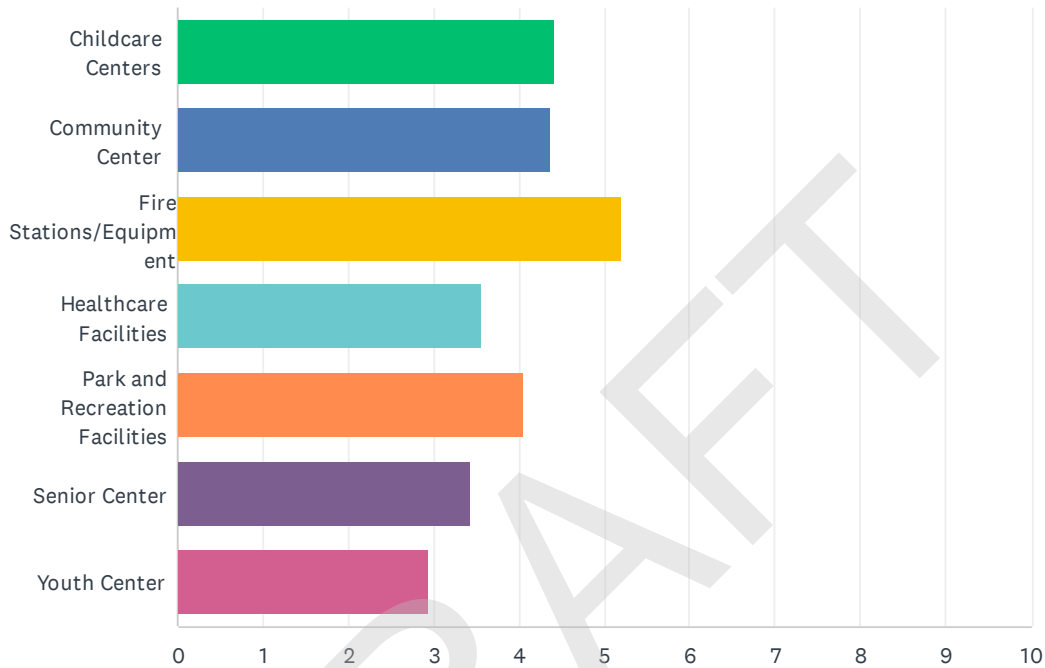
Answered: 198 Skipped: 1



	1	2	3	4	5	6	7	TOTAL	SCORE
Accommodations for Persons with Disabilities	7.58% 15	18.18% 36	14.14% 28	17.68% 35	24.75% 49	11.11% 22	6.57% 13	198	4.07
Affordable Housing	30.30% 60	14.14% 28	10.61% 21	12.12% 24	9.09% 18	16.16% 32	7.58% 15	198	4.66
Community Facilities	9.60% 19	24.24% 48	21.21% 42	14.14% 28	15.66% 31	10.10% 20	5.05% 10	198	4.47
Community Services	11.11% 22	17.68% 35	21.72% 43	23.74% 47	14.14% 28	9.09% 18	2.53% 5	198	4.51
Housing and Services for People Experiencing Homelessness	7.58% 15	9.60% 19	8.08% 16	10.61% 21	15.15% 30	16.16% 32	32.83% 65	198	3.04
Infrastructure	30.30% 60	12.63% 25	13.64% 27	6.57% 13	8.08% 16	13.13% 26	15.66% 31	198	4.48
Support for Non-profit Community Organizations	3.54% 7	3.54% 7	10.61% 21	15.15% 30	13.13% 26	24.24% 48	29.80% 59	198	2.77

Q6 What are the top community facility needs in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.

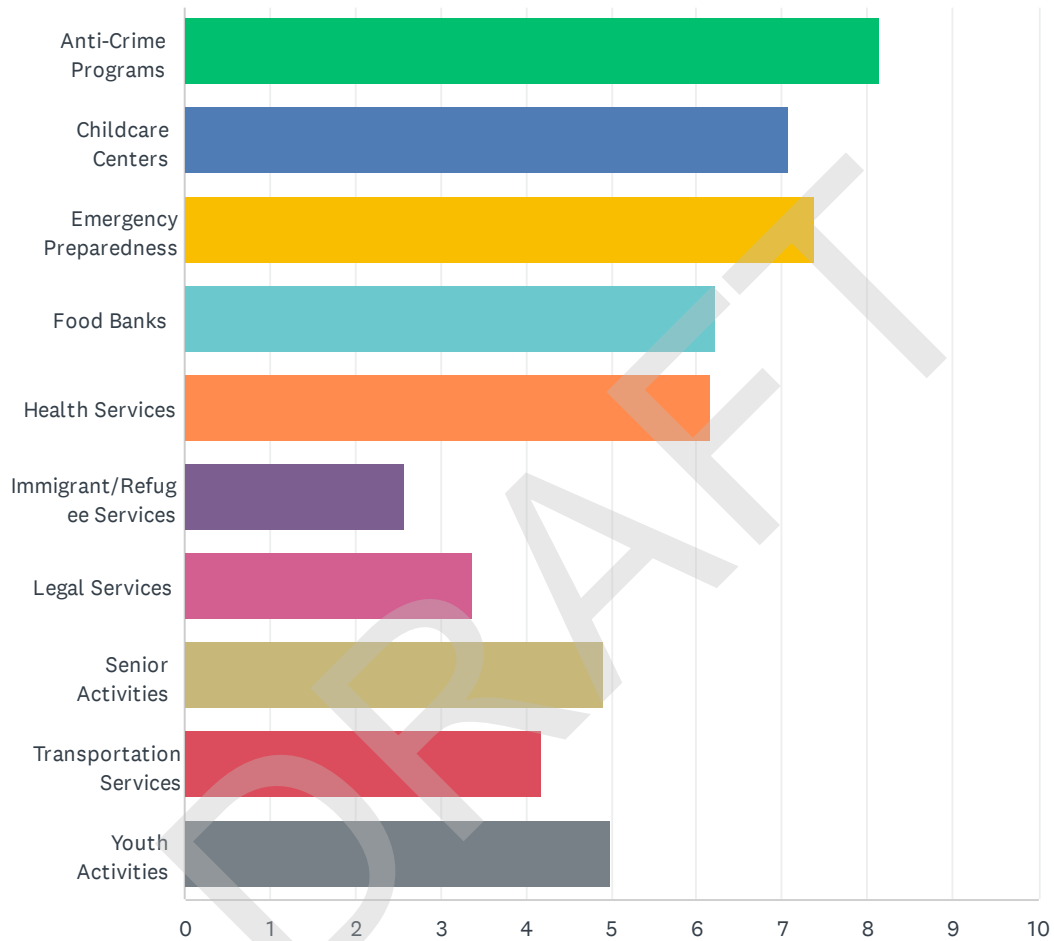
Answered: 196 Skipped: 3



	1	2	3	4	5	6	7	TOTAL	SCORE
Childcare Centers	18.88% 37	19.90% 39	13.27% 26	13.78% 27	11.22% 22	12.24% 24	10.71% 21	196	4.42
Community Center	12.76% 25	19.39% 38	18.37% 36	19.90% 39	11.73% 23	8.16% 16	9.69% 19	196	4.38
Fire Stations/Equipment	40.31% 79	14.80% 29	11.73% 23	10.20% 20	10.71% 21	5.61% 11	6.63% 13	196	5.20
Healthcare Facilities	4.59% 9	14.80% 29	13.27% 26	15.31% 30	20.41% 40	15.82% 31	15.82% 31	196	3.57
Park and Recreation Facilities	15.82% 31	11.73% 23	16.33% 32	11.22% 22	16.84% 33	18.37% 36	9.69% 19	196	4.05
Senior Center	4.08% 8	12.24% 24	16.84% 33	12.24% 24	13.78% 27	26.02% 51	14.80% 29	196	3.43
Youth Center	3.57% 7	7.14% 14	10.20% 20	17.35% 34	15.31% 30	13.78% 27	32.65% 64	196	2.94

Q7 What are the top community services needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.

Answered: 197 Skipped: 2

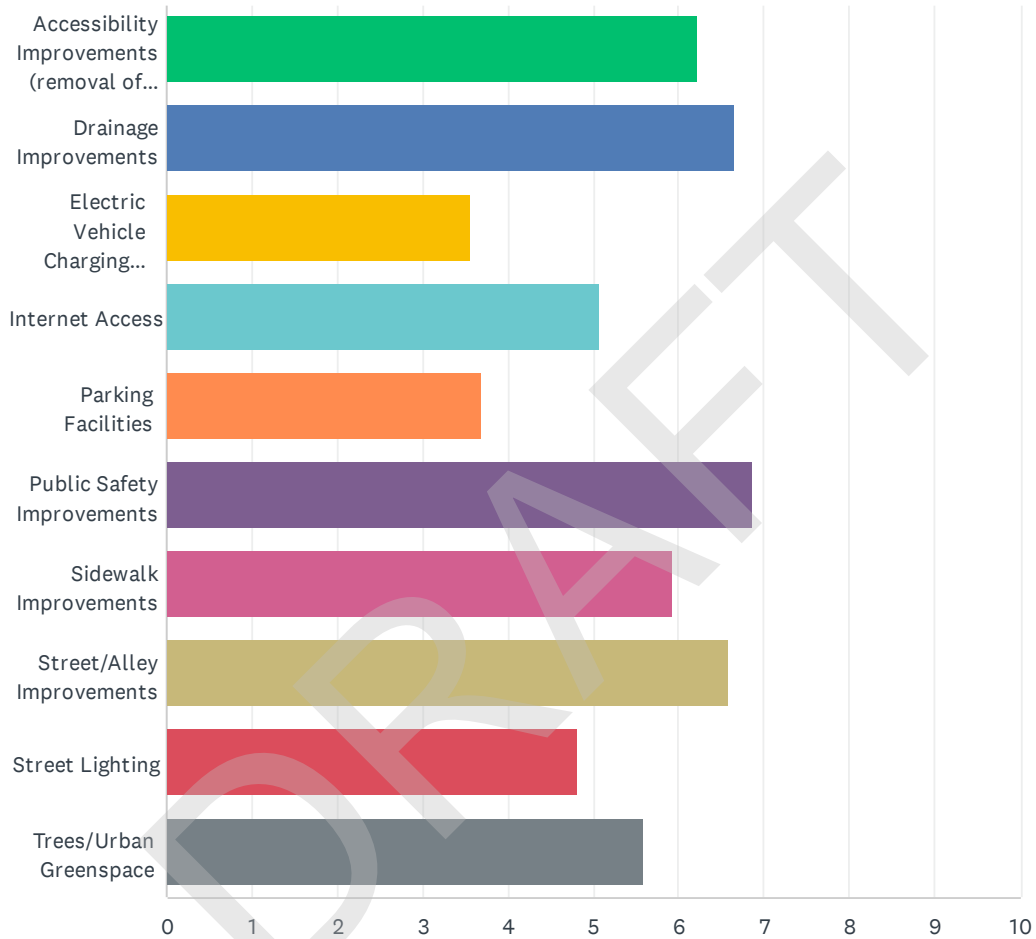


City of Santee 2025-2029 Consolidated Plan Community Needs Survey

	1	2	3	4	5	6	7	8	9	10	TOTAL	SCORE
Anti-Crime Programs	45.69% 90	15.74% 31	12.69% 25	6.09% 12	3.55% 7	4.57% 9	3.55% 7	1.52% 3	2.03% 4	4.57% 9	197	8.14
Childcare Centers	14.72% 29	18.78% 37	16.24% 32	16.75% 33	8.63% 17	9.14% 18	6.09% 12	3.55% 7	5.08% 10	1.02% 2	197	7.07
Emergency Preparedness	12.69% 25	18.27% 36	24.37% 48	17.26% 34	10.15% 20	7.61% 15	6.09% 12	1.02% 2	1.52% 3	1.02% 2	197	7.38
Food Banks	5.58% 11	13.20% 26	14.21% 28	17.26% 34	13.20% 26	12.18% 24	10.66% 21	5.08% 10	7.11% 14	1.52% 3	197	6.23
Health Services	6.60% 13	8.12% 16	9.64% 19	15.23% 30	25.89% 51	12.69% 25	11.68% 23	8.63% 17	1.02% 2	0.51% 1	197	6.17
Immigrant/Refugee Services	0.00% 0	1.52% 3	1.52% 3	1.52% 3	7.11% 14	8.63% 17	9.64% 19	6.60% 13	12.69% 25	50.76% 100	197	2.57
Legal Services	0.00% 0	1.02% 2	1.52% 3	2.03% 4	7.11% 14	12.18% 24	16.75% 33	24.37% 48	22.84% 45	12.18% 24	197	3.37
Senior Activities	4.06% 8	6.09% 12	5.58% 11	11.17% 22	9.14% 18	11.68% 23	18.78% 37	19.29% 38	12.18% 24	2.03% 4	197	4.91
Transportation Services	4.06% 8	6.09% 12	5.58% 11	7.11% 14	5.58% 11	8.12% 16	9.14% 18	19.29% 38	23.86% 47	11.17% 22	197	4.17
Youth Activities	6.60% 13	11.17% 22	8.63% 17	5.58% 11	9.64% 19	13.20% 26	7.61% 15	10.66% 21	11.68% 23	15.23% 30	197	4.99

Q8 What are the top infrastructure improvements needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.

Answered: 192 Skipped: 7



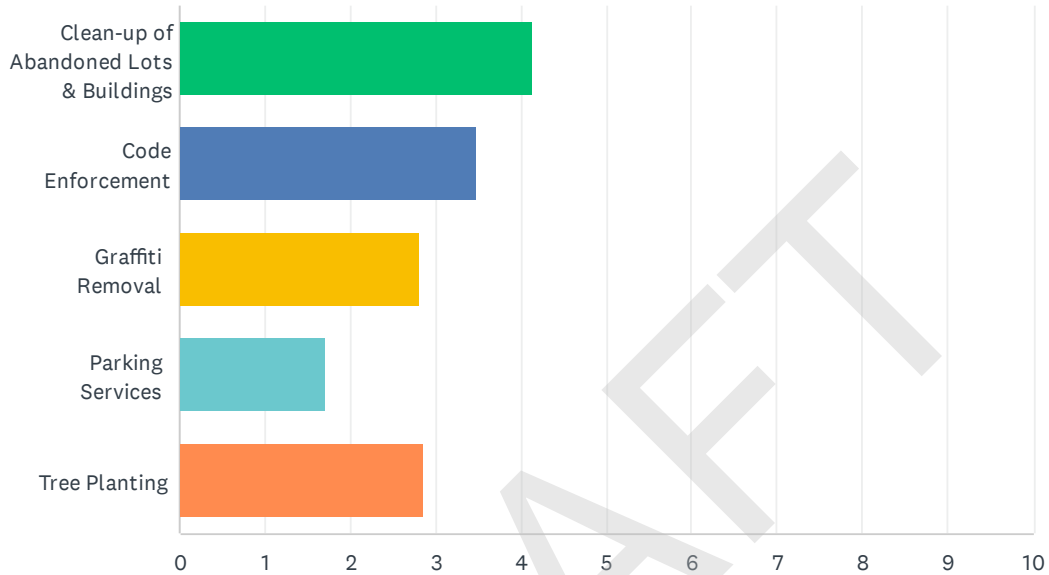


City of Santee 2025-2029 Consolidated Plan Community Needs Survey

	1	2	3	4	5	6	7	8	9	10	TOTAL	SCORE
Accessibility Improvements (removal of architectural barriers)	16.15% 31	10.94% 21	13.02% 25	9.90% 19	10.94% 21	8.33% 16	8.85% 17	8.85% 17	7.81% 15	5.21% 10	192	6.23
Drainage Improvements	8.33% 16	16.67% 32	16.67% 32	16.15% 31	10.42% 20	13.02% 25	7.81% 15	5.73% 11	4.17% 8	1.04% 2	192	6.65
Electric Vehicle Charging Stations	2.08% 4	3.65% 7	6.25% 12	6.77% 13	7.81% 15	7.29% 14	7.81% 15	10.94% 21	9.90% 19	37.50% 72	192	3.56
Internet Access	8.33% 16	4.69% 9	9.38% 18	12.50% 24	8.85% 17	11.98% 23	6.77% 13	13.02% 25	16.67% 32	7.81% 15	192	5.08
Parking Facilities	1.04% 2	2.08% 4	3.65% 7	6.77% 13	7.29% 14	8.33% 16	17.71% 34	16.67% 32	20.31% 39	16.15% 31	192	3.69
Public Safety Improvements	21.88% 42	11.98% 23	10.94% 21	10.94% 21	14.06% 27	9.90% 19	8.33% 16	6.25% 12	4.17% 8	1.56% 3	192	6.86
Sidewalk Improvements	1.56% 3	14.58% 28	15.10% 29	10.42% 20	13.02% 25	16.15% 31	13.02% 25	9.38% 18	6.25% 12	0.52% 1	192	5.93
Street/Alley Improvements	25.52% 49	13.02% 25	6.77% 13	8.85% 17	8.33% 16	8.33% 16	7.81% 15	7.81% 15	10.94% 21	2.60% 5	192	6.59
Street Lighting	4.17% 8	8.85% 17	7.29% 14	10.94% 21	7.81% 15	10.94% 21	14.58% 28	9.38% 18	11.98% 23	14.06% 27	192	4.82
Trees/Urban Greenspace	10.94% 21	13.54% 26	10.94% 21	6.77% 13	11.46% 22	5.73% 11	7.29% 14	11.98% 23	7.81% 15	13.54% 26	192	5.58

**Q9 What are the top neighborhood services needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

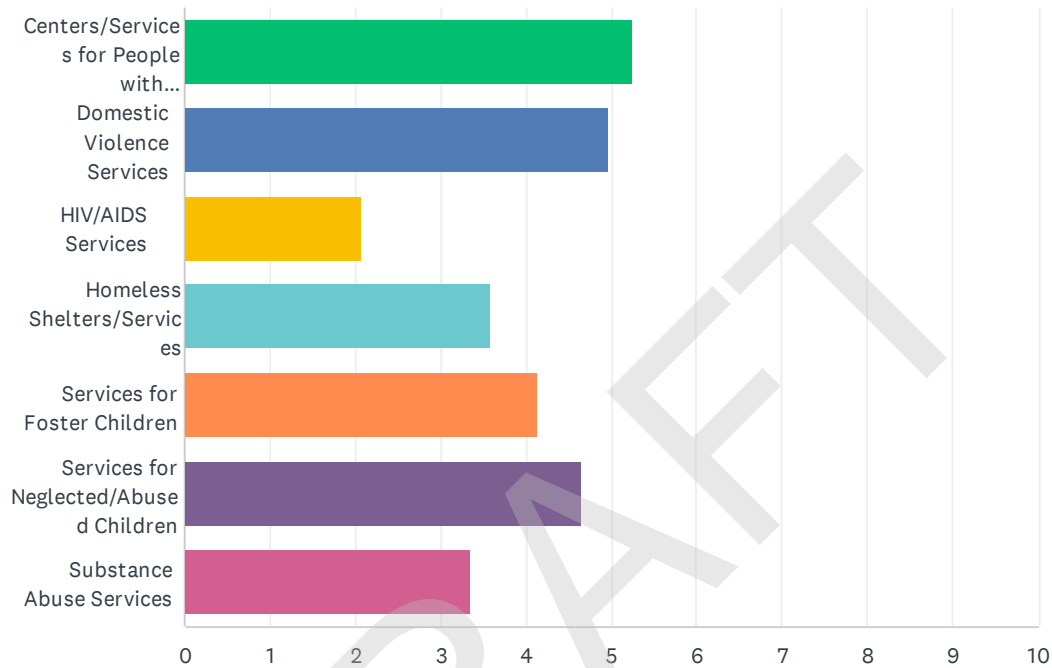
Answered: 183 Skipped: 16



	1	2	3	4	5	TOTAL	SCORE
Clean-up of Abandoned Lots & Buildings	47.54% 87	28.42% 52	15.85% 29	6.01% 11	2.19% 4	183	4.13
Code Enforcement	27.87% 51	26.23% 48	22.95% 42	12.02% 22	10.93% 20	183	3.48
Graffiti Removal	4.92% 9	20.77% 38	34.43% 63	31.15% 57	8.74% 16	183	2.82
Parking Services	1.09% 2	5.46% 10	10.93% 20	28.42% 52	54.10% 99	183	1.71
Tree Planting	18.58% 34	19.13% 35	15.85% 29	22.40% 41	24.04% 44	183	2.86

**Q10 What are the top special needs services needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

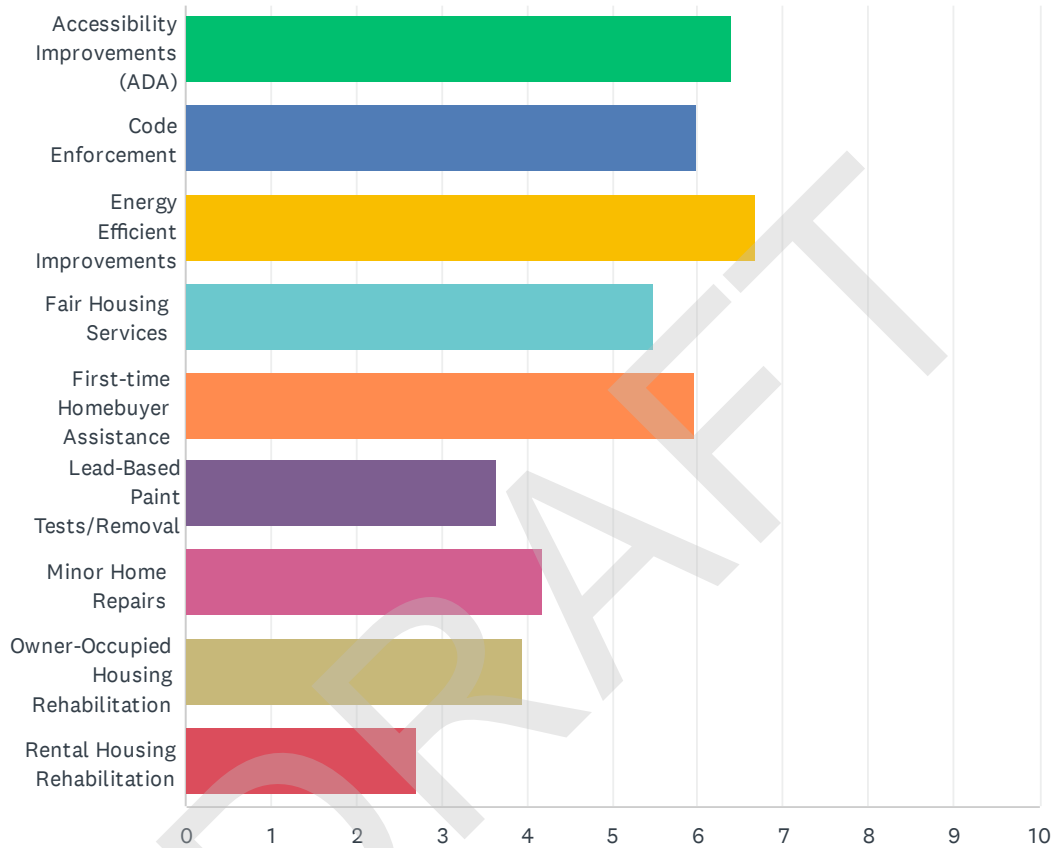
Answered: 189 Skipped: 10



	1	2	3	4	5	6	7	TOTAL	SCORE
Centers/Services for People with Disabilities	35.98% 68	15.34% 29	15.34% 29	15.87% 30	7.41% 14	8.47% 16	1.59% 3	189	5.25
Domestic Violence Services	13.23% 25	22.75% 43	30.69% 58	17.99% 34	12.17% 23	3.17% 6	0.00% 0	189	4.97
HIV/AIDS Services	0.00% 0	0.53% 1	6.88% 13	8.99% 17	16.40% 31	15.87% 30	51.32% 97	189	2.06
Homeless Shelters/Services	17.46% 33	7.41% 14	7.41% 14	12.17% 23	14.81% 28	21.69% 41	19.05% 36	189	3.59
Services for Foster Children	8.99% 17	15.34% 29	16.40% 31	20.63% 39	20.63% 39	14.29% 27	3.70% 7	189	4.14
Services for Neglected/Abused Children	17.99% 34	24.87% 47	14.29% 27	13.23% 25	13.23% 25	8.47% 16	7.94% 15	189	4.64
Substance Abuse Services	6.35% 12	13.76% 26	8.99% 17	11.11% 21	15.34% 29	28.04% 53	16.40% 31	189	3.35

Q11 What are the top housing services needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.

Answered: 184 Skipped: 15



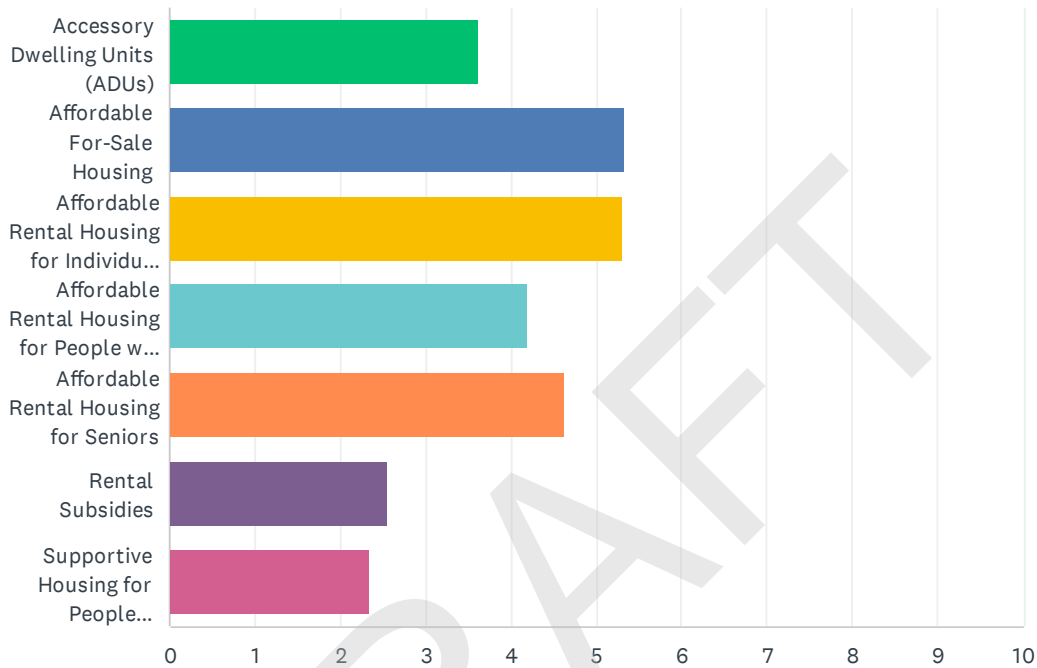
City of Santee 2025-2029 Consolidated Plan Community Needs Survey

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Accessibility Improvements (ADA)	20.11% 37	12.50% 23	15.76% 29	22.28% 41	13.04% 24	5.43% 10	7.07% 13	1.63% 3	2.17% 4	184	6.39
Code Enforcement	20.11% 37	16.30% 30	14.67% 27	8.70% 16	14.67% 27	6.52% 12	4.35% 8	5.43% 10	9.24% 17	184	5.99
Energy Efficient Improvements	14.13% 26	24.46% 45	19.57% 36	19.02% 35	9.24% 17	8.15% 15	4.35% 8	1.09% 2	0.00% 0	184	6.68
Fair Housing Services	9.78% 18	13.59% 25	10.87% 20	15.76% 29	16.30% 30	12.50% 23	9.78% 18	8.15% 15	3.26% 6	184	5.48
First-time Homebuyer Assistance	19.57% 36	14.13% 26	11.96% 22	12.50% 23	14.13% 26	10.33% 19	7.61% 14	5.98% 11	3.80% 7	184	5.98
Lead-Based Paint Tests/Removal	2.72% 5	3.26% 6	6.52% 12	3.80% 7	9.78% 18	27.17% 50	13.04% 24	15.22% 28	18.48% 34	184	3.65
Minor Home Repairs	3.80% 7	3.80% 7	10.33% 19	8.15% 15	11.96% 22	14.67% 27	28.80% 53	9.24% 17	9.24% 17	184	4.18
Owner-Occupied Housing Rehabilitation	7.07% 13	7.61% 14	5.43% 10	6.52% 12	5.43% 10	9.24% 17	16.85% 31	36.96% 68	4.89% 9	184	3.95
Rental Housing Rehabilitation	2.72% 5	4.35% 8	4.89% 9	3.26% 6	5.43% 10	5.98% 11	8.15% 15	16.30% 30	48.91% 90	184	2.70

DRAFT

Q12 What are the top housing types needed in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.

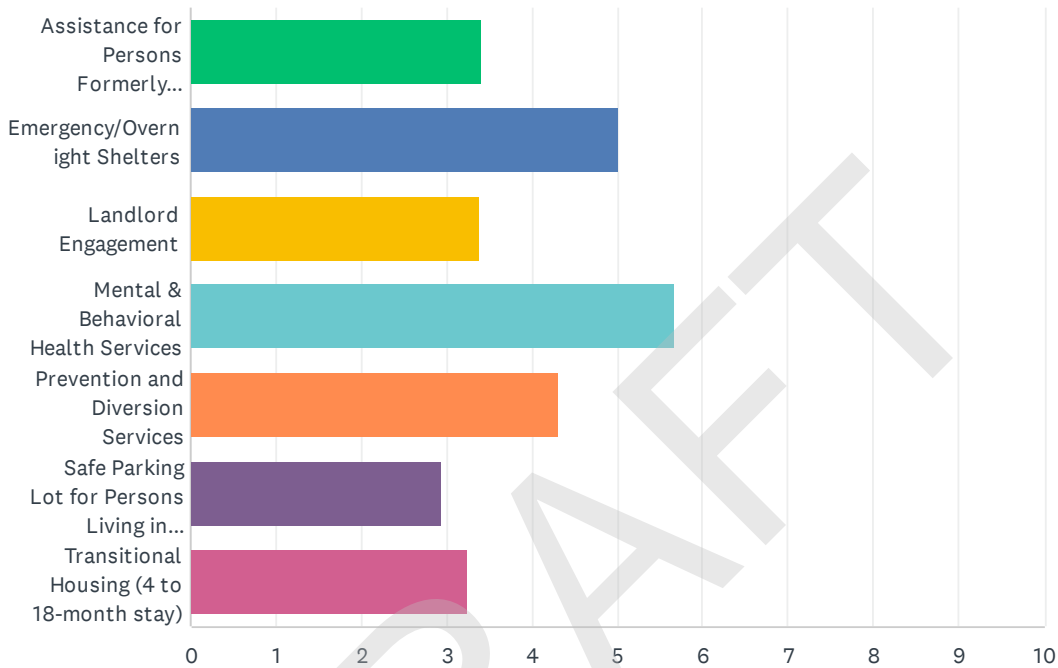
Answered: 183 Skipped: 16



	1	2	3	4	5	6	7	TOTAL	SCORE
Accessory Dwelling Units (ADUs)	18.03% 33	7.10% 13	9.29% 17	13.66% 25	13.11% 24	14.75% 27	24.04% 44	183	3.63
Affordable For-Sale Housing	37.70% 69	21.86% 40	9.84% 18	9.84% 18	12.02% 22	5.46% 10	3.28% 6	183	5.34
Affordable Rental Housing for Individuals and Families	19.13% 35	34.43% 63	18.58% 34	17.49% 32	7.65% 14	2.19% 4	0.55% 1	183	5.31
Affordable Rental Housing for People with Disabilities	3.83% 7	12.02% 22	30.60% 56	20.77% 38	20.77% 38	10.38% 19	1.64% 3	183	4.20
Affordable Rental Housing for Seniors	12.02% 22	18.58% 34	22.40% 41	24.04% 44	15.30% 28	4.92% 9	2.73% 5	183	4.62
Rental Subsidies	2.73% 5	3.83% 7	3.28% 6	8.74% 16	19.67% 36	40.98% 75	20.77% 38	183	2.55
Supportive Housing for People Experiencing Homelessness	6.56% 12	2.19% 4	6.01% 11	5.46% 10	11.48% 21	21.31% 39	46.99% 86	183	2.35

**Q13 What are the top housing services needed to support people experiencing homelessness in Santee? Use the arrows below to rank the needs from highest to lowest in order of priority for funding. The highest needs should be at the top and the lowest needs should be at the bottom.**

Answered: 187 Skipped: 12



	1	2	3	4	5	6	7	TOTAL	SCORE
Assistance for Persons Formerly Incarcerated	8.02% 15	8.02% 15	13.37% 25	17.11% 32	17.11% 32	13.90% 26	22.46% 42	187	3.41
Emergency/Overnight Shelters	19.79% 37	26.20% 49	18.72% 35	14.97% 28	12.83% 24	6.42% 12	1.07% 2	187	5.02
Landlord Engagement	6.95% 13	8.02% 15	14.97% 28	16.04% 30	16.58% 31	15.51% 29	21.93% 41	187	3.39
Mental & Behavioral Health Services	43.32% 81	20.32% 38	14.44% 27	11.23% 21	5.88% 11	3.74% 7	1.07% 2	187	5.68
Prevention and Diversion Services	11.23% 21	21.39% 40	14.44% 27	14.97% 28	19.25% 36	14.44% 27	4.28% 8	187	4.30
Safe Parking Lot for Persons Living in Vehicles	2.67% 5	10.16% 19	8.56% 16	13.90% 26	14.97% 28	22.46% 42	27.27% 51	187	2.95
Transitional Housing (4 to 18-month stay)	8.02% 15	5.88% 11	15.51% 29	11.76% 22	13.37% 25	23.53% 44	21.93% 41	187	3.25

**Q14 OPTIONAL: In the box below, write in any needs not identified in this survey and your reason(s) why it is important to address these needs.**

Answered: 63 Skipped: 136

#	RESPONSES	DATE
1	Use funds to update children playgrounds	10/24/2024 10:06 PM
2	We need a new state of the art Library!	10/24/2024 1:49 PM
3	Santee water is grossly expensive and gross quality.	10/23/2024 7:18 PM
4	Get rid of the homeless trash people that are trying to burn down our city.	10/23/2024 7:06 PM
5	Santee use to be affordable. With both parents working, we cannot afford a house/condo or a rental big enough for my family of 5.	10/23/2024 4:48 PM
6	We need our roads to be able to accommodate all the people on them. The traffic is out of control. Before we invite more people to live in Santee, let's take care of current issues.	10/23/2024 6:34 AM
7	It may be off subject but the weeds, over grown bushes and trees which have gotten worse making Santee look dirty and not an attractive city what so ever. The most comment I hear about Santee is how dirty it's gotten.	10/23/2024 6:26 AM
8	I would not even consider on some of these lists I wish I could just take them out altogether	10/22/2024 9:45 PM
9	I have a son with special medical needs and the sidewalks do not have ADA curbs in our neighborhood. Every sidewalk corner should have this wheelchair corner access. Continue to make Santee beautiful, welcoming for families and community engagement. And resurface the parking lot at WalMart for crying out loud!!!	10/22/2024 8:30 PM
10	Shade, splash pads, homeless shelter, more trees, better parking on carlton hills blvd. And stoyer.	10/22/2024 8:17 PM
11	More PUBLIC fields for youth sports/outdoor activities. Every public field gets rented out excessively so general public cant use it. Lots of softball fields but West Hills park fields are closed the few months before baseball season starts, then when the season starts theyre occupied consistently	10/22/2024 7:37 PM
12	Clean up the riverbed. Get rid of overgrown brush.	10/22/2024 7:33 PM
13	Hard to complete without some overall metrics, but job training and employment services would improve our city and its residents.	10/22/2024 7:07 PM
14	Safe parking lots are a total disaster and we should not encourage them. I've been a member of law-enforcement for over 20 years and I know what I am talking about.	10/22/2024 7:04 PM
15	More recreational activities the youth in our community can enjoy along with everyone else.	10/16/2024 7:59 PM
16	Maintain the safety and beauty of our community. Don't turn Santee into El Cajon.	10/16/2024 6:21 AM
17	Clean up the Riverbeds, direct the homeless to wrap around services.	10/15/2024 3:26 PM
18	Immigrants need the City's support to find housing and food services without discrimination. Additional protection should be afforded the immigrants to Santee	10/15/2024 9:47 AM
19	Funds should only be directed to help citizens of this country and legal immigrants. Shelter and services for homeless VETERANS and women with children first.	10/15/2024 8:31 AM
20	Library expansion - no Fanita Ranch - 52 expansion - stop light sync	10/7/2024 1:07 PM
21	Build new Sheriff/police dept. building on Magnolia Ave., the Old Edgemoore land next to Las Colinas Prison. Other options on Mission Gorge Rd., on empty run-down lots..	10/5/2024 11:00 PM
22	Many streets in the city are quite dilapidated when driving over. It would be much appreciated	10/5/2024 12:04 PM



## City of Santee 2025-2029 Consolidated Plan Community Needs Survey

by almost every resident in the city to have quality roads to drive over that are free of potholes. Additional funding in this area would be very beneficial for the entire city.

23	There is a need for more toddler friendly park facilities and park space. Enclosed park space is preferred	10/5/2024 11:05 AM
24	Traffic congestion on Mission Gorge Road, and Mast Blvd at the 52 entrance	10/5/2024 8:37 AM
25	No on Fanita Ranch. Connect the end of Mast! Especially with that new housing development. Ridiculous it hasn't been done! Expand the 52. The traffic in the city is getting Ridiculous.	10/5/2024 6:13 AM
26	Need to verify that all funding is going directly to the support of American Citizens, not treasonously supporting hostile foreign invaders.	10/5/2024 3:17 AM
27	Green spaces will offer climate offset and shade for pedestrians especially during heat waves. Santee has a community of wheelchair users who experience difficulties with accessibility.	10/5/2024 12:16 AM
28	I feel there needs to be some way on how to create limitations on who owns or rents a home here in Santee. We have been seeing too many businesses or out-of-country/state individuals buy/rent homes, flip or jack up the rental prices, and in turn that creates a housing crisis and shortage here.	10/4/2024 11:51 PM
29	All sidewalks with ramps for families to walk and people with disabilities to use	10/4/2024 10:56 PM
30	Improve the 52 fwy to accommodate growth. Santee is a commuter town and the ability to commute to work with population growth needs to be addressed before building ANY new housing and developers need to pay for this accommodation to grow the city.	10/4/2024 7:26 PM
31	Library, ADA accessible curbs at intersections (Hartland circle)	10/4/2024 7:10 PM
32	It would be great if some of this money could be used to get rid of the mosquito problem in the river by Mast Park.	10/4/2024 6:29 PM
33	Rent Control - with out it Property Management Companies like J&H will continue to Lie, Cheat and take advantage of the Home Owning Residents of their Mobile Home Parks.	10/3/2024 9:49 PM
34	I feel like the police department is putting their services towards harassment as well as the security guards that are supposed to monitor parking lots and thieves their services are being used for harassment and other things that could be used for crime and things like that they should really be sitting behind a desk like the fire department when they get a call they can go out and answer it rather than patrol the streets and harass people when that's really not needed	10/3/2024 9:05 AM
35	Santee needs a Tiny House community... It would help so many people especially seniors on a very some income. Low income housing and a cap on high rent. I'm a 60 year old single woman that's disabled and had to get a part time job to be able to afford to pay my rent that's \$1615 for a one bedroom apartment that was built in the 1970's that need updates. I would love to be able to have a Tiny home and have some where to park it in Santee with affordable prices!!! Thank you, [REDACTED]	10/2/2024 5:40 PM
36	The City of Santee would benefit from an anti-human trafficking program. I suspect that this issue so misunderstood that even people participating in human trafficking do not know they are doing it. This could be addressed in a community wide communication program that discusses perception, empathy, and other cognitive processes related to healthy communication and the identification of one's own feelings including how we express those feelings.	10/2/2024 3:39 PM
37	I believe that affordable housing income rates for qualifications should be raised. Although families have experienced inflation across the board, their incomes have not increased accordingly.	10/2/2024 12:38 PM
38	None	10/2/2024 11:59 AM
39	Pot shops	10/2/2024 11:31 AM
40	Importance of addressing and celebrating Santee becoming a more diverse community. We need a nice small downtown area like the one in La Mesa, where people can go to nice bars, wine tasting, restaurants, boutique shops, hear live music, and see people walking outdoors. It would be very nice to have a place where the community can come together without that ugly suburban feel that trolley station and other big brand name/chain restaurants have. Just a few	10/2/2024 11:29 AM

## City of Santee 2025-2029 Consolidated Plan Community Needs Survey

blocks dedicated to walking, eating outdoors, listening to music, and shopping with a nice feel (again, check out La Mesa for inspiration). This can also help to support local businesses.

41	Traffic reduction. Automated traffic signals.	10/1/2024 4:16 PM
42	developing a sense of community. Bring back Neighborhood Watch, block parties, etc. People are becoming isolated in their own homes.	10/1/2024 5:47 AM
43	Meals on Wheels is an important organization to support because of the huge impact it has on allowing our seniors to stay in their homes, feel cared for and safe.	9/30/2024 9:33 PM
44	Food insecurity is present and requires daily efforts to handle the needs.	9/30/2024 9:08 PM
45	We need more low income housing in Santee and El Cajon, and an East County center for accessing and providing care for the homeless and Mental Health crisis	9/30/2024 7:28 PM
46	Food security for seniors and youth.	9/30/2024 6:48 PM
47	Please continue to find meals on wheels - when my husband and I deliver meals we can see the desire for interaction and healthy meals. It is so much more than just food!	9/30/2024 5:43 PM
48	Make Mission Gorge/Cuyamaca have DEDICATED right TURN lanes on all 4 corners to reduce congestion.	9/30/2024 1:22 AM
49	We really need safe after school programs/activities for youth TK-8th grade. There are not enough free/low cost after school programs to support our most vulnerable students and their families.	9/27/2024 12:50 PM
50	Fix the pot holes!!!!	9/25/2024 9:30 PM
51	to many homeless people makes more fires and danger for young kids to get in to truble of drugs. so they need to be getting more mental help to go off streets in long run not only short term help	9/25/2024 6:18 PM
52	If a public library had been included in top community facility needs, I would have made that my No. 1 priority in our city. Our city needs a public library - it serves every resident, from families to seniors to those experiencing homelessness. But, our city has not invested in planning, funding, or coordinating with the county for a future facility. Our lack of a right-sized public library is to our detriment as a community and does a great disservice to Santee residents.	9/24/2024 5:33 PM
53	We have to clear the Santee section of the San Diego river of weeds and debris to improve water flow and reduce the amount of stagnant and contamination in the water.	9/24/2024 2:41 PM
54	Bus service for Santee School District	9/24/2024 10:58 AM
55	A lot of the issues discussed in this survey surround housing assistance for those experiencing hardship. I feel that welcoming those people into the community will be accompanied by an increase in public nuisance and crime. My experience is that many of the people who benefit from such programs have very little appreciation for the breaks that they have been given and take advantage of the system. I believe that people experiencing true hardship should receive assistance, but I also believe that many people take advantage of programs in place with no real desire to ever rectify their situation. I am currently making financial decisions to ensure that I can retire at a reasonable age with enough money to sustain me until end of life. This is not easy and comes with daily financial burdens not discussed in this survey. It feels like there are so many programs to assist those "down on their luck" but there are no programs to assist hard working members of the community who are "doing the right thing". I don't want my tax dollars spent on people who are not taking any steps to improve their situation or show no signs of improvement. ADA improvements, infrastructure upgrades, code enforcement, graffiti removal, senior centers, etc. are all good things that many tax paying, contributing members of the community benefit from. Immigrant/refugee assistance, affordable housing, homeless housing, and safe parking lots to sleep in only benefit a small group of people, many of whom are not tax paying, contributing members of the community.	9/24/2024 8:33 AM
56	Apartments and adu's must have parking.	9/23/2024 9:39 PM
57	Not a single tax dollar should be spent on immigrant or refugee services. We should pour into the licensed and local citizens of this community who have lived here their whole lives and are starting to raise the next generation here too. Let them flee elsewhere or deport them and allow	9/23/2024 8:45 PM

## City of Santee 2025-2029 Consolidated Plan Community Needs Survey

them to find refuge elsewhere. Mexico perhaps! Or Canada! We don't have to look far to see Angela Merkel's disastrous refugee statistics as Germany's chancellor. One immigrant or refugee is one too many. Particularly if the funding could be provided to citizen's of Santee or their children or their children's grandparents.

58	There is a need for parking enforcement of non-resident RV's and vehicles parked in residential neighborhoods for extended periods of time. There is a need for establishing neighborhood watches. Repair of street signs. Establishing any potential homeless shelters, low-income housing or homeless programs far away school zones. More green spaces, trees and parks are needed, especially at the end of Mast Blvd and median areas on Mast and surrounding roads.	9/23/2024 10:32 AM
59	Supporting start up of in-home licensed childcare businesses (family child care)	9/19/2024 1:46 AM
60	New larger Library with adequate parking. We have low income and military for which Library services are vital.	9/17/2024 11:57 PM
61	Have all older rental building go through rigorous inspection like hospitals have to in order to remain in "rental condition" I live in a complex that was built in 1970's with mold that the landlord refuses to address! I have a child and as a single parent CAN NOT afford to move yet they have increased my rent over \$670 in the last 2 years alone! Please help your santee residents!!	9/17/2024 6:39 PM
62	We need the completion of Mast Blvd to go completely through to the Lakeside area, with the new housing coming in. Traffic is a concern and there will be the need for emergency services to have a right of way to access those areas quicker. Traffic is horrible morning, afternoon and night on 2nd street, El Nopal and Los Ranchitos. Many children play in their front yards and the traffic does not obey the speed limits. Its a very dangerous situation for all the community.	9/17/2024 2:14 PM
63	Get rid of Recreational Vehicles in neighborhoods.	9/17/2024 11:33 AM

DRAFT

**Appendix E – Public Comment from Public Hearings**

DRAFT

Q1 Please provide your name, title, and the name of the organization you represent.

Answered: 9 Skipped: 0

Responses were redacted for confidentiality purposes.

DRAFT

## Q2 Please provide your service area zip code(s).

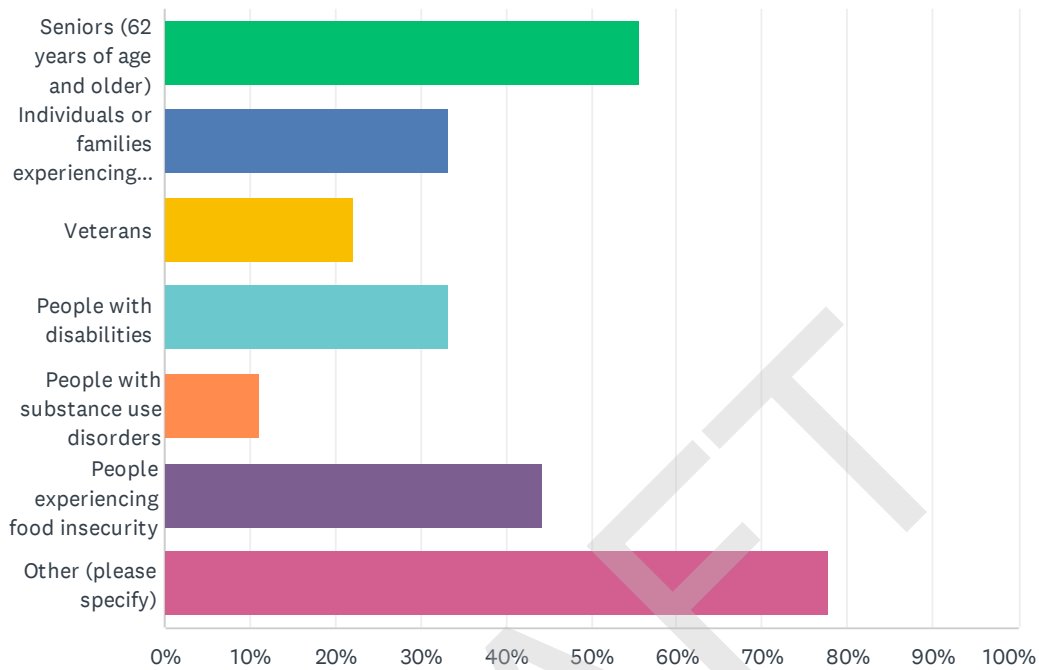
Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	92071	10/24/2024 8:44 AM
2	92071	10/23/2024 12:29 PM
3	92071	10/23/2024 12:07 PM
4	92020	10/23/2024 11:45 AM
5	92071	10/23/2024 11:13 AM
6	All San Diego County and Imperial County zip codes.	10/23/2024 10:30 AM
7	92071	9/26/2024 11:03 AM
8	92071	9/17/2024 12:03 PM
9	Meals on Wheels San Diego County (MOWSDC) provides services throughout San Diego County including Santee (92071)	9/17/2024 10:53 AM

DRAFT

### Q3 Which of the following populations do you serve? (Select all that apply.)

Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
Seniors (62 years of age and older)	55.56%	5
Individuals or families experiencing homelessness	33.33%	3
Veterans	22.22%	2
People with disabilities	33.33%	3
People with substance use disorders	11.11%	1
People experiencing food insecurity	44.44%	4
Other (please specify)	77.78%	7
Total Respondents: 9		

#	OTHER (PLEASE SPECIFY)	DATE
1	Middle school families	10/24/2024 8:44 AM
2	High school students and certificated/classified staff	10/23/2024 12:29 PM
3	Newcomers	10/23/2024 11:45 AM
4	School children	10/23/2024 11:13 AM
5	Caregivers who provide care to individuals with Alzheimer's Disease or another dementia.	10/23/2024 10:30 AM
6	Emergency assistance	9/17/2024 12:03 PM
7	Disabled veterans of any age.	9/17/2024 10:53 AM

## Q4 From your organization’s perspective, what are the most pressing community needs in Santee?

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	Local mental health services, homelessness	10/24/2024 8:44 AM
2	Safety and community engagement opportunities for children	10/23/2024 12:29 PM
3	Access to arts education for children with special needs and financial barriers to access	10/23/2024 12:07 PM
4	Low-Income Housing, Homeless Shelter or Day Center, additional food pantries, senior meal program, Medi-Cal memory care residence, community shuttle	10/23/2024 11:45 AM
5	Food insecurity for families	10/23/2024 11:13 AM
6	Providing educational programs on Alzheimer's and other dementias; and presenting awareness programs for community. Support group for caregivers.	10/23/2024 10:30 AM
7	Affordable housing is something that Santee could greatly benefit from for those individuals that work and their income is not able to keep up with market rate inflation.	9/26/2024 11:03 AM
8	Seniors	9/17/2024 12:03 PM
9	The need for all seniors to receive affordable, healthy meals, and educate them such resources exist in the community.	9/17/2024 10:53 AM

DRAFT



## Q5 More specifically, what does your organization consider to be the most pressing housing needs in Santee?

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	Affordable housing	10/24/2024 8:44 AM
2	Affordable housing for families	10/23/2024 12:29 PM
3	N/A	10/23/2024 12:07 PM
4	Low-Income Housing including Section 8, affordable senior housing	10/23/2024 11:45 AM
5	Affordable rent	10/23/2024 11:13 AM
6	Housing for older adults.	10/23/2024 10:30 AM
7	Prevention and diversion funds would greatly reduce the amount of individuals meeting the Homeless criteria initially. Also could address individuals facing evictions.	9/26/2024 11:03 AM
8	Cost, availability and wait list for low income seniors.	9/17/2024 12:03 PM
9	Affordable housing for seniors, so seniors on a fixed income don't have to make the tough decision whether to pay their rent, buy food, pay their bills or purchase medications for themselves.	9/17/2024 10:53 AM

DRAFT

## Q6 What is your organization’s role in addressing some of these needs?

Answered: 9 Skipped: 0

#	RESPONSES	DATE
1	We support students and caregivers who need resources outside of the school day.	10/24/2024 8:44 AM
2	Safety: Safety is our top priority on campus, but we do not actively participate off campus. Housing: None that I can think of other than trying to be a great community school that people want to attend. Community engagement opportunities -	10/23/2024 12:29 PM
3	We provide free classes for children with special needs and tuition assistance for those facing barriers to access.	10/23/2024 12:07 PM
4	Advocating, community engagement	10/23/2024 11:45 AM
5	The school district works with the SD Food Bank to provide food for students and families with food insecurity.	10/23/2024 11:13 AM
6	No.	10/23/2024 10:30 AM
7	We can assist with locating potential individuals who may be experiencing or may experience homelessness. We can case Manage those same individuals.	9/26/2024 11:03 AM
8	We provide specialized food and a few household supplies during the Holiday season.	9/17/2024 12:03 PM
9	MOWSDC recently partnered with County to offer free meals to seniors who qualify for County's free meal program, thereby, reaching more seniors, in need, in the community.	9/17/2024 10:53 AM

DRAFT

## Q7 What primary limitations or challenges does your organization face in providing services to communities in Santee?

Answered: 8 Skipped: 1

#	RESPONSES	DATE
1	Not enough in-person local mental health services	10/24/2024 8:44 AM
2	We are not funded to provide services outside of our school setting	10/23/2024 12:29 PM
3	funding	10/23/2024 12:07 PM
4	We serve East Region and work closely with the other local collaboratives to provide resources to services.	10/23/2024 11:45 AM
5	Volunteer recruitment.	10/23/2024 10:30 AM
6	Willingness to participate with service providers.	9/26/2024 11:03 AM
7	We are a seasonal program. Though we partnered with the city to address these concerns during COVID.	9/17/2024 12:03 PM
8	MOWSDC needs more volunteers to assist with delivering healthy meals to the growing number of seniors in the community.	9/17/2024 10:53 AM

DRAFT

**Q8 What other organizations do you think City of Santee staff ("City") should collaborate with to address the most pressing community needs in the next 5 years?**

Answered: 8 Skipped: 1

#	RESPONSES	DATE
1	Not really sure.	10/23/2024 12:29 PM
2	not known	10/23/2024 12:07 PM
3	Home Start, PATH, Feeding San Diego, SANDAG, HHSA-Aging & Independence Services	10/23/2024 11:45 AM
4	San Diego Food Bank/SDHC	10/23/2024 11:13 AM
5	No suggestions.	10/23/2024 10:30 AM
6	N/A	9/26/2024 11:03 AM
7	Do not have a suggestion.	9/17/2024 12:03 PM
8	Meals on Wheels, ElderHelp, San Diego Hunger Coalition, Helen Woodard Animal Center (free food and care for seniors' pets)	9/17/2024 10:53 AM

DRAFT

## Q9 What information and data sources does your organization rely on to inform organizational goals and measure outcomes?

Answered: 8 Skipped: 1

#	RESPONSES	DATE
1	Site and district level data on attendance, discipline, grades, A-G completion, test scores, etc.	10/23/2024 12:29 PM
2	feedback from arts providers and school administrators in Santee	10/23/2024 12:07 PM
3	We measure outcomes through our program results from contracts and grants and with community engagement with focus groups and workshops.	10/23/2024 11:45 AM
4	Surveys sent home, data compiled by various depts. within the district.	10/23/2024 11:13 AM
5	Research completed by Alzheimer's Association.	10/23/2024 10:30 AM
6	HMIS, teams, SDRBF data census totals, RTFH data census totals, SD Counties OHS information.	9/26/2024 11:03 AM
7	Applications for assistance and information from property management, community referrals. To determine if we are meeting our goals we monitor the number of seniors helped through our program and make changes to program as needed	9/17/2024 12:03 PM
8	MOWSDC does its own reporting and surveys our clients and volunteers to see how we're doing and where we need to improve. MOWSDC also references San Diego Hunger Coalition's reports to locate areas where underserved seniors reside.	9/17/2024 10:53 AM

## Q10 Is there anything not discussed above that the City should know as it is seeking to identify and address the most pressing needs in the community?

Answered: 8 Skipped: 1

#	RESPONSES	DATE
1	None	10/23/2024 12:29 PM
2	N/A	10/23/2024 12:07 PM
3	Seniors should be the one of the priorities of the Plan since they are the fastest growing demographic and have the fewest resources available to them. Transportation, food access, affordable housing and affordable assisted/memory care facilities.	10/23/2024 11:45 AM
4	Come up with some solutions/ways to help those families just above poverty level but make just over the threshold to qualify for assistance.	10/23/2024 11:13 AM
5	No.	10/23/2024 10:30 AM
6	How do we get the community more involved dealing with issues within the city. Outside agencies are great to establish a foundation and partnership but can we leverage those relationships in turn to educate and build relationships with those who pay taxes in the community they live in.	9/26/2024 11:03 AM
7	Look for ways to focus services specifically for Santee residents rather than East county.	9/17/2024 12:03 PM
8	N/A	9/17/2024 10:53 AM

**Appendix C – Community Survey Responses**

DRAFT



# First Program Year Action Plan, City of Santee

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

---

## Executive Summary

### AP-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

The Draft City of Santee 2025-2029 Consolidated Plan (Con Plan) outlines the community's strategies for meeting its identified housing and community development needs, developed through a citizen participation process as detailed in the 2025-2029 Citizen Participation Plan. The five-year Consolidated Plan includes a needs assessment, market analysis, and identification of priority needs and long-term strategies.

The Con Plan is a five-year planning document that identifies needs within low-to moderate-income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments in and helps achieve HUD's mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations.

An Annual Action Plan implements the strategies included in the Con Plan and provides a basis for allocating federal block grant resources. This document represents the City of Santee's Program Year 2025 CDBG Annual Action Plan. It identifies the goals and programming of funds for activities to be undertaken in the fifth year of the five-year Consolidated Plan.

#### 2025-2026 Program Year

On TBD, HUD announced the final grant allocation of CDBG funds the City will receive for the 2025 Program Year. Therefore, to facilitate the citizen participation process, ensure timely adoption and submission of the Action Plan, and preserve the ability of the City of Santee to start its 2025 Program Year in a timely manner, the project and activity funding levels reflected in this Action Plan are based on the 2025 HUD grants allocation levels outlined for City of Santee as \$322,704 for CDBG Funds and \$1,500 of program income. The total budget allocated to projects in this action plan is \$324,204.



## 2024-2025 CDBG Activities

### ***Public Service***

Crisis House	\$5,000
Elder Help of San Diego	\$5,000
Meals-On-Wheels	\$5,000
Santee Food Bank	\$23,600
Santee Santas Foundation	\$5,000
Voices for Children	\$5,000

**Sub-Total:** **\$48,600**

### ***Capital***

City of Santee: Citywide ADA Pedestrian Ramp Project	\$210,804
--	-----------

**Sub-Total:** **\$210,804**

### ***Administration***

Program Administration	\$43,800
CSA San Diego (Fair Housing\Tenant Landlord Mediation)	\$21,000

**Sub-Total:** **\$64,800**

**TOTAL 2025-2026 CDBG PROGRAM** **\$324,204**

## 2. Summarize the objectives and outcomes identified in the Plan

In Program Year 2025, the Santee Annual Action Plan will generate the following estimated results:

- Assist up to 15,598 low- and moderate-income persons, many with special needs, via CDBG funded public services.
- Fund public infrastructure improvements to benefit more than 1,200 “elderly” persons and persons with “disabilities.”
- Assist up to 110 persons with fair housing issues funded with CDBG Program Administration funds.

## 3. Evaluation of past performance

Each program year of the Consolidated Plan period, the City must submit to HUD a Consolidated Annual Performance and Review Report (CAPER) with detailed information on progress towards the priorities, goals and objectives outlined in the Consolidated Plan.

In its most recently completed review of Consolidated Plan program funds, HUD has determined that the overall performance of the City’s CDBG program was satisfactory.

#### **4. Summary of Citizen Participation Process and consultation process**

The City of Santee conducted two public hearings to solicit public participation in the allocation of CDBG resources. The first was held on February 12, 2025, during which public input on community needs and priorities was invited. The second hearing was conducted on February 26, 2025, during which the allocation of Program Year 2025 Community Planning and Development (CPD) funding was determined based on the estimated PY 2025 City of Santee CDBG allocation. A 30-day public review and comment period for the City of Santee Program Year 2025 Annual Action Plan began on March 14, 2025, and extended through April 13, 2025. A public hearing was held on April 23, 2025, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2025 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

#### **5. Summary of public comments**

A 30-day public review and comment period for the City of Santee Program Year 2025 Annual Action Plan began on March 14, 2025, and extended through April 13, 2025. A public hearing was held on April 23, 2025, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2025 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

Public Hearing 1 (February 12, 2025) Summary of public comments included the presentations and addressing of any application or proposed program questions by the City Council. A total of six applicants spoke during the public comment period on the merits of their programs and services.

Public Hearing 2 (February 26, 2025) Applicant ElderHelp of San Diego was present and presented on the merits of their funding request as they were not able to attend the February 12, 2025, City Council meeting.

Public Hearing 3 (April 23, 2025): To be determined.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

The City welcomed public comments during the public review and comment period that ran from March 14, 2025, to April 13, 2025, including a public hearing before the City Council on April 23, 2025. All the public comments received during this period were accepted.

#### **7. Summary**

This document represents the City Santee's Program Year 2025 CDBG Annual Action Plan.

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CITY OF SANTEE	Department of Planning & Building

Table 1 – Responsible Agencies

#### Narrative

None.

#### Consolidated Plan Public Contact Information

Brittany Gohres, Senior Management Analyst

City of Santee Department of Planning & Building

[bgohres@cityofsanteeca.gov](mailto:bgohres@cityofsanteeca.gov)

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Santee conducted two public hearings to solicit public participation in the allocation of federal block grant resources. The first was held on February 12, 2025, during which public input on community needs and priorities was invited. The second hearing was conducted on February 26, 2025, during which the allocation of Program Year 2025 Community Planning and Development (CPD) funding was determined. A 30-day public review and comment period for the City of Santee Program Year 2024 Annual Action Plan took place between March 14, 2025, and April 13, 2025. A public hearing was held on April 23, 2025, by the Santee City Council where it sought input on the draft plan and ultimately approved the Program Year 2025 Action Plan. Public hearing dates and comment periods were published in the East County Californian and notices were published on the City's website.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Santee allocates CDBG resources to expand social services, prevent homelessness, provide emergency shelter, transitional housing and other support services for homeless and special needs clients throughout the region. The City of Santee participates in the Regional Task Force on the Homeless (RTFH), an integrated array of stakeholders tasked with strategic planning and coordination of resources to strengthen its collective impact with the goal of ending homelessness in the San Diego region.

The City of Santee's Homeless Working Group (HWG) which started in 2023 includes, city staff and representative of other government agencies including the District Attorney's Office, the California Department of Transportation, County of San Diego and the San Diego Sheriff's Department. The HWG meets monthly for homeless services coordination purposes, and includes several services providers that participate including, PATH San Diego, The East County Transitional Living Center, Crisis House and the Regional Task Force on the Homeless.

The City of Santee also participates in the East County Homeless Task Force (ECHTF). The ECHTF promotes collaboration between public, private, and non-profit sectors to discover and enact solutions for homelessness in East San Diego County.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Santee is committed to addressing the needs of homeless citizens in relation to both physical and mental/behavioral health needs. The City of Santee participates in a regional Continuum of Care (Regional Task Force on the Homeless). The Regional Task Force on the Homeless provides direction on planning and policy issues that impact the homeless population by making updates to the Regional Plan to End Homelessness and a consolidated application to the U.S. Department of Housing and Urban Development in support of programming that assists the Santee's homeless and 'at risk' population. The City of Santee also has a Homeless Working Group which includes, city staff and representative of other government agencies including the District Attorney's Office, the California Department of Transportation, County of San Diego and the San Diego Sheriff's Department. The Homeless Working Group, which meets monthly, also has several services providers that participate including, PATH San Diego, The East County Transitional Living Center, Crisis House and the Regional Task Force on the Homeless.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Santee does not receive HUD Emergency Solutions Grant (ESG) resources.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	SANTEE MINISTERIAL COUNCIL- SANTEE FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Food Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 12th. The Santee Food Bank is a current CDBG Subrecipient.
2	<b>Agency/Group/Organization</b>	MEALS ON WHEELS OF GREATER SAN DIEGO
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 12th. Meals on Wheels of Greater San Diego is a current CDBG Subrecipient.
3	<b>Agency/Group/Organization</b>	ELDERHELP OF SAN DIEGO
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 26th. ElderHelp of San Diego is a current City of Santee CDBG subrecipient.
4	<b>Agency/Group/Organization</b>	CSA San Diego County
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CSA San Diego County is a current City of Santee CDBG subrecipient. CSA San Diego participated in the February 12 <sup>th</sup> public hearing and was consulted through a monitoring meeting and regular communications with City staff.
5	<b>Agency/Group/Organization</b>	Santee Santas Foundation
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 12, 2025.
6	<b>Agency/Group/Organization</b>	VOICES FOR CHILDREN
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 12, 2025. CSA San Diego County is a current City of Santee CDBG subrecipient.
7	<b>Agency/Group/Organization</b>	CRISIS HOUSE
	<b>Agency/Group/Organization Type</b>	Services - Housing Services – Victims of Domestic Violence Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs – Chronically homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Strategy



<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attendance and testimony/involvement at public hearing on February 12, 2025.
--	--

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City consistently revisits action plans, organizations and other stakeholders that have expressed an interest in the City’s CDBG program and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys. Any agency or organization that was not consulted and would like to be included in future correspondence regarding its CDBG funding, said agency or organization may contact the City.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Task Force on the Homeless	Seek to further the efforts of the Regional Task force on the Homeless.
City of Santee Housing Element, 2021-2029	City of Santee	The 2025-2029 City of Santee Consolidated Plan conforms with the adopted City of Santee Housing Element, 2021-2029.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

Six of the Seven of the Program Year 2025 CDBG applicants addressed the Mayor, City Council, and members of the public present at the City Council Public Hearing. The seven applicants for Program Year 2025 funding provided information on the programs that would be funded by CDBG and the various needs and demographics of the persons their programs serve. One applicant (Elderhelp of San Diego) presented at the February 26, 2025, City Council meeting as they were not able to attend the February 12<sup>th</sup> City Council meeting.

**AP-12 Participation - 91.401, 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal setting**

Information regarding the CDBG program, resources, and local program contact information were all posted on the City website. Public notices were published in a local newspaper (East County Californian) to inform the public of public meetings, public hearings and document public review periods, including the Program Year 2025 Annual Action Plan containing the proposed activities for the program year.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Notice of Funding Availability and accepting of applications for 2025-2026 CDBG funding.	None	Not Applicable	<a href="https://eccalifornian.com/">https://eccalifornian.com/</a>
2	Newspaper Ad	Non-targeted/broad community	Notice of two Public Hearings (1/31/2025) in East County Californian. Notice of Public Hearing and public comment period for Draft PY 2025 Annual Action Plan on March 14, 2025.	None	Not Applicable	<a href="https://eccalifornian.com/">https://eccalifornian.com/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	Public Meeting on 2/12/2025 and public input.	Presentations and addressing of any application or proposed program questions by the City Council. A total of six applicants spoke during the public comment period.	All comments received during public hearing are included in the final submission of the Action Plan to HUD	<a href="http://www.cityofsanteca.gov">www.cityofsanteca.gov</a>
4	Public Hearing	Non-targeted/broad community	Public Meetings on 2/26/2025 to discuss funding recommendations for activities identified in 2025-2026 Action Plan	Applicant ElderHelp of San Diego was present and spoke on the merits of their application.	All comments, if any received during public hearing have and will be included in the final submission of the Action Plan to HUD	<a href="http://www.cityofsanteca.gov">www.cityofsanteca.gov</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	Public Meetings on 4/23/2025 to solicit public input and City Council to consider and approve the Program Year 2025-2026 Action Plan and 2025-2029 Consolidated Plan	TBD	No Public Comments Received	<a href="http://www.cityofsanteca.gov">www.cityofsanteca.gov</a>

**Table 4 – Citizen Participation Outreach**

## **AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

### **Introduction**

The City of Santee is a CDBG Entitlement jurisdiction. The City will receive an estimated \$322,704 in CDBG funds in Program Year 2025. The City of Santee is a member of the San Diego County HOME Investment Opportunities (HOME) Consortium. The County of San Diego is recognized by HUD as a Participating Jurisdiction on behalf of the Consortium and includes HOME Program goals, activities and accomplishments in its Consolidated Plan and Annual Action Plans. The City of Santee does not receive Housing Opportunities for Persons with AIDS (HOPWA) or Emergency Solutions Grant (ESG) program funding. Please refer to the County of San Diego ([www.sdhcd.com](http://www.sdhcd.com)) and City of San Diego ([www.sandiego.gov](http://www.sandiego.gov)) Annual Action Plans for details on the goals and distribution of HOPWA and ESG funds.

The City does not anticipate a regular stream of Program Income over the course of this Consolidated Plan. Program income received from the repayment of home rehabilitation loans (CDBG) and First Time Homebuyer loans will be applied to approved current-year activities (For the 2025-2026 Program Year an additional \$1,500 is available from program income (interest earned)) This Annual Action Plan sets forth to allocate a total of \$324,204 of CDBG funds

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Community Development Block Program	Public - Federal	Administration & Planning, Public Services and Public Infrastructure	\$322,704	\$1,500	\$0.00	\$324,204	\$1,329,270	The City of Santee will expend these funds on projects that align directly with Con Plan goals. CDBG funding will reimburse subrecipients for services that benefit LMI residents. Funds allocated for administrative activities will be used to provide fair housing services. The public facilities/infrastructure projects will fund the next phase of the Citywide ADA Pedestrian Ramp project.

**Table AP-15.01: Expected Resources Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

While CDBG program does not require matching funds, CDBG funds offer excellent opportunities to leverage private, local, state, and other federal funds to allow for the provision of public service activities. For example, many State housing programs have scoring criteria that reward applicants who have matching funds.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City has no city-owned property zoned for housing. Most City-owned properties are remnant parcels associated with improvements to the Prospect Avenue industrial collector.

**Discussion**

Not Applicable.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve community infrastructure and facilities.	2025	2029	Infrastructure	To be determined	Improve Infrastructure and Facilities	CDBG: \$210,804	Public Facility or Infrastructure Activities. No project in PY 2025.
2	Provide Public Services	2025	2029	Public Services	Citywide	Public Services for LMI-Resident	CDBG: \$48,600	Public service activities other than Low/Moderate Income Residents Benefit: 15,589 Persons
3	Support Affordable Housing Opportunities LMI	2025	2029	Affordable Housing	Citywide	Support Affordable Housing for LMI Residents.	CDBG\$ 0	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
4	Fair Housing	2025	2029	Fair Housing	Citywide	Fair Housing	CDBG: \$21,000	Housing counseling, enforcing fair housing laws and promoting fair housing outreach and education Other: 110 Persons

Table AP-20.01: Goals Summary

## Goal Descriptions

Goal Name	Goal Description
Improve community infrastructure and facilities.	Improve community infrastructure to address current deficiencies, ensuring that sidewalks, streets, and parks are accessible, safe, and enjoyable for residents.
Provide Public Services	Provide public services and activities to address the needs of vulnerable populations, including seniors, residents experiencing food insecurity, individuals with special needs, and those experiencing homelessness.
Support Affordable Housing Opportunities LMI	Support affordable housing opportunities and services for residents with low to moderate incomes.
Fair Housing	Provide fair housing services, promote fair housing education, and outreach within Santee.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The following projects are based on the City's identified priority needs and activities. Projects/programs that are operate citywide are noted. All of the projects are targeted at low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and serve program goals.

1	Program Administration - Fair Housing -CSA San Diego
2	Public Services - Crisis House
3	Public Services - ElderHelp San Diego
4	Public Services - Meals on Wheels Greater San Diego
5	Public Services - Santee Food Bank
6	Public Services - Santee Santas
7	Public Services - Voices for Children
8	Program Administration
9	Public Facilities/Infrastructure – Pedestrian Ramps

**Table AP-35.01: Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Allocation priorities were established by the City of Santee City Council based on their collective knowledge of the community's need. The most significant obstacle to addressing underserved needs is the lack of sufficient resources to do so.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Program Administration - Fair Housing -CSA San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$21,000
	<b>Description</b>	Provide fair housing counseling and referral services. Conduct fair housing testing.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 110 residents will receive assistance with fair housing issues and landlord/tenant disputes.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide counseling and referral services to persons alleging violations of Fair Housing laws and persons seeking information and/or resolution regarding conflicts between tenants and landlords.
2	<b>Project Name</b>	Public Services - Crisis House
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Residents
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Homeless prevention/resolution through case management, food, shelter and referrals.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Crisis House anticipates serving approximately 75 Santee residents. All will be at or below low- to moderate-income levels.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	Address homeless issues through case management. Provide food, shelter vouchers and referrals.
<b>3</b>	<b>Project Name</b>	Public Services - ElderHelp San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Residents
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Independent living support for Santee seniors through case management, transportation, minor home repairs, and referrals.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ElderHelp of San Diego anticipates serving 50 persons, in the City of Santee.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide case management and services through a trained social worker to help seniors remain in their homes by providing referrals and information.
<b>4</b>	<b>Project Name</b>	Public Services - Meals on Wheels Greater San Diego
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Residents
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Administer home delivered meals to elder adults, most of whom are low to extremely low income.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Meals on Wheels anticipates serving 73 unduplicated homebound low-income seniors in the city of Santee.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Deliver daily meals to homebound Santee residents, including seniors and persons with special needs.

5	<b>Project Name</b>	Public Services - Santee Food Bank
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$23,600
	<b>Description</b>	Provide emergency food assistance to community residents with food insecurity.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Santee Food Bank anticipates serving 14,757 Santee residents in Program Year 2025.
	<b>Location Description</b>	Program serves residents citywide. Santee Food Bank is located at 9715 Halberns Blvd, Santee, CA 92071.
	<b>Planned Activities</b>	Provide emergency food assistance.
6	<b>Project Name</b>	Public Services - Santee Santas Foundation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Public Services for LMI-Resident
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Provide meals, non-perishable food and school supplies to needy families and seniors.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Santee Santas anticipates serving up to 630 individuals with the city of Santee with food assistance through its December Holiday Program.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Assist families and individuals with nutritional assistance.
7	<b>Project Name</b>	Public Services - Voices for Children
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Public Services

	<b>Needs Addressed</b>	Public Services for LMI-Residents
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Improve quality of lives for abused, abandoned, or neglected foster children by providing them with trained, volunteer Court Appointed Special Advocates (CASAs).
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Voices for Children anticipates serving four foster children with two CASAs. CASAs are volunteers who provide a single child or sibling group with comprehensive advocacy in court and the community.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide CASAs for foster children in Santee.
<b>8</b>	<b>Project Name</b>	Public Facilities/Infrastructure
	<b>Target Area</b>	To Be Determined.
	<b>Goals Supported</b>	Improve community infrastructure and facilities.
	<b>Needs Addressed</b>	Improve Infrastructure and Facilities
	<b>Funding</b>	CDBG: \$210,804
	<b>Description</b>	Citywide installation of ADA compliant 5pedestrian ramps at locations where no ramp exists and the retrofitting of existing pedestrian ramps to conform with current ADA Standards. PY 2025 funding to be used for the next phase of the Citywide ADA Pedestrian Ramp Project. Project location(s) is yet to be determined.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,211 persons assisted by these public facilities improvements in Program Year 2024. .
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Install pedestrian ramps citywide and in low-to-moderate income areas within the city
<b>9</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Citywide

<b>Goals Supported</b>	Improve community infrastructure and address deficiencies Provide Public Services Support affordable housing deficiencies
<b>Needs Addressed</b>	Improve community infrastructure and address deficiencies Provide Public Services Support affordable housing deficiencies
<b>Funding</b>	CDBG: \$43,800
<b>Description</b>	Provide for the timely and compliant administration of CDBG programs in accordance with HUD policy and federal regulations.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
<b>Location Description</b>	Citywide.
<b>Planned Activities</b>	City of Santee administrative resources for the Program Year 2025 funding.



## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The geographic priority area for available CDBG resources is the City of Santee in its entirety. Public Improvements which may occur with Program Year 2025 funding will be for future phases of the Citywide ADA Pedestrian Ramp (installation) project yet to be finalized.

### **Geographic Distribution**

**Table AP-50.01: Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	<b>100%</b>

### **Rationale for the priorities for allocating investments geographically**

The geographic priority area for available CDBG resources is the City of Santee in its entirety. CDBG resources were allocated based on the quality and quantity of applications submitted.

The allocation of CDBG Program Year 2025 funding towards public infrastructure will occur at locations to be determined with an emphasis on installing ADA compliant pedestrian ramps at locations where no ramps exist citywide. By the completion of Program Year 2024 all the pedestrian ramps in CDBG eligible LMI census block groups will have been completed.

### **Discussion**

Future public improvements under the 2025-29 Consolidated Plan will occur citywide to serve the disabled and elderly persons in the census block group where the new pedestrian ramp installations occur.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The City of Santee has a long record of supporting affordable housing. The City has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing, including flexible development standards, density bonus provisions, and reasonable accommodation procedures for persons with disabilities. In addition, the City and its former Redevelopment Agency have provided direct financial assistance to support affordable housing projects. The loss of Redevelopment Housing Funds after the dissolution of redevelopment in California in 2012, combined with reductions in federal HOME funds, has impaired the City's ability to provide direct financial for future affordable housing production in the City.

In addition to funding constraints, the primary barrier to the provision of affordable housing in the City of Santee is the lack of vacant land suitable for residential development. Private landowners hold much of the underdeveloped and residentially zoned land in the City. This calls for alternative policy tools such as lot consolidation and/or demolition of existing older structures to accommodate higher density infill development.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City firmly believes that its policies and current practices do not create barriers to affordable housing. In 2020, the City participated in the update of the Regional Analysis of Impediments to Fair Housing Choice, in which it reviewed various city policies and regulations and has determined that none of these is an impediment to housing.

### **Discussion**

The City of Santee will continue to review any new policies and procedures to ensure they do not serve as an actual constraint to development.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section of the Program Year 2025 City of Santee Annual Action Plan includes the actions planned to address the obstacles in meeting underserved needs, to foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop the institutional structure and enhance coordination between public and private housing and social services agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle to meeting all the identified needs, including those identified as priorities, is the general deficiency of funding resources available to the public and private agencies that serve the needs of low- and moderate-income residents. The elimination of redevelopment agencies significantly impacted the City's efforts to maintain infrastructure, expand housing and promote economic development. Furthermore, entitlement grants have fallen off over recent years, further decreasing funds available to provide services and meet the City's needs. Santee will seek to remedy obstacles by exploring alternative funding vehicles, leveraging resource investments to the maximum feasible degree and exploring new sources of municipal revenue generation.

### **Actions planned to foster and maintain affordable housing**

Santee will continue efforts to maintain and improve the infrastructure of the City's low- and moderate-income neighborhoods as well as assist residents by helping them acquire and/or maintain affordable housing in the community. The City plans on funding specific activities that will improve the quality of life for seniors and persons with special needs as well as strengthen the local provision of homeless services and homeless prevention services.

Additionally, the City has recently updated its Housing Element. The Housing Element is the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals and policies that address these needs and constraints, and plans for projected housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA).

### **Actions planned to reduce lead-based paint hazards**

The City of Santee requires that all federally funded projects be tested for lead-based paint and abate hazards as needed. Lead-based paint warnings are distributed with applications for property related assistance. All applicants are required to sign and return the lead-based paint warning to verify that they have read its contents and are aware of the dangers lead-based paint presents. Factors such as

housing conditions and age of household are taken into consideration when determining lead-based

### **Actions planned to reduce the number of poverty-level families**

The City seeks to reduce the number of people living in poverty by continuing to implement its anti-poverty strategy incorporating housing assistance and supportive services. A major partner in reducing poverty in Santee is the County, which administers the CalWORKs Program. CalWORKs provides cash aid to needy families to cover the cost of essentials like housing, healthcare, and clothing. It also supports job training through the County and the Community College Districts. The County also administers CalFresh, the federally funded food assistance program that is widely regarded as one of the most impactful anti-poverty programs in the country.

As a means of reducing the number of persons with incomes below the poverty line, the City will coordinate its efforts with those of other public and private organizations serving lower income residents.

### **Actions planned to develop institutional structure**

As administrator of block grant programs, the Director of Planning & Building collaborates with City departments and outside agencies to implement the objectives established in the Consolidated Plan. The City conducts annual monitoring visits with grant subrecipients to review administrative practices and activity effectiveness.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Santee is committed to fostering coordination between public and private housing and social service agencies. The City of Santee regularly deals with residential development entities that are both profit and non-profits. The city will continue to work with such organizations to foster the provision of affordable housing in the region and connect such housing organizations with social service providers operating and serving the City of Santee.

### **Discussion**

While monitoring CDBG-financed public services/resources to local services agencies, the City will endeavor to strengthen coordination with public and private affordable housing organizations and the San Diego County Housing Authority. Santee will continue to address the needs of persons experiencing Homelessness in relation to both physical and mental/behavioral health needs.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$1,500
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$1,500

#### Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

#### Discussion

The City of Santee plans to expend all its CDBG resources for the benefit of low- and moderate-income persons.

**MEETING DATE** March 12, 2025

**ITEM TITLE** SECOND READING AND ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ADOPTING AN UPDATED TOWN CENTER SPECIFIC PLAN TO REPLACE THE EXISTING TOWN CENTER SPECIFIC PLAN AND AMENDMENTS (CASE FILE: TCSPA-2023-0001), ADOPTION OF A RESOLUTION AMENDING THE GENERAL PLAN TO CONFORM TO THE NEW TOWN CENTER SPECIFIC PLAN BOUNDARIES AND ZONING.

**DIRECTOR/DEPARTMENT** Sandi Sawa, AICP, Planning and Building

**SUMMARY**

The Introduction and First Reading of the above-entitled Ordinance was approved by unanimous vote at a Regular City Council Meeting on Wednesday, February 26, 2025. The Ordinance is now presented for Second Reading and adoption.

Vote at First Reading:      AYES:            HALL, KOVAL, MCNELIS, MINTO, TROTTER  
   NOES:            NONE  
   ABSENT:        NONE

Also included for adoption is a Resolution Amending the General Plan to Conform to the New Town Center Specific Plan Boundaries and Zone Designations included in the Ordinance. If approved, both the Ordinance and the Resolution will become effective 30 days from the date of adoption.

**ENVIRONMENTAL REVIEW**

An Environmental Impact Report (EIR) dated February 2025 has been prepared in accordance with the California Environmental Quality Act (CEQA) and was certified by the City Council on February 26, 2025.

**FINANCIAL STATEMENT** 

The proposed Amendment has no direct financial impact on the City budget.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION**

Staff recommends:  
1. Conduct the Second Reading and adopt the Ordinance; and  
2. Adopt the Resolution amending the General Plan to conform to the new Town Center Specific Plan boundaries and zone designations

**ATTACHMENT**

Ordinance  
Resolution



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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
ADOPTING AN UPDATED TOWN CENTER SPECIFIC PLAN TO REPLACE THE  
EXISTING TOWN CENTER SPECIFIC PLAN AND AMENDMENTS**

**WHEREAS**, the General Plan of the City of Santee (City) specifies the location of various land uses and districts within the City, including the Town Center district; and

**WHEREAS**, on October 22, 1986, the City Council of the City of Santee adopted the Santee Town Center Specific Plan (TCSP) including provisions for retail commercial, offices, civic, recreational and other appropriate uses to establish a focal point for the City; and

**WHEREAS**, subsequent amendments have modified or clarified aspects of the original TCSP; and

**WHEREAS**, a priority of the City Council is the creation of an art and entertainment district to promote a concentration of arts, cultural and entertainment-oriented uses within a portion of the TCSP area; and

**WHEREAS**, the overall goal of the TCSP is that “The Town Center shall become Santee’s vibrant focal point by providing a balance of development with conservation, enhancement of the community’s regional image, and the creation of opportunities for people to live, work and play”; and

**WHEREAS**, on September 13, 2023, the Santee City Council conducted a public workshop to discuss plan alternatives for the development of vacant parcels and potential redevelopment of certain strategic areas within the Town Center; and

**WHEREAS**, on November 8, 2023, the Santee City Council conducted a public workshop to consider a draft Town Center Specific Plan that would replace the existing TCSP and all of its subsequent amendments, including the overlay districts; and

**WHEREAS**, the City is proposing a comprehensive update to the TCSP, which includes the following: an updated TCSP, which is attached as **Exhibit A** and incorporated for all purposes, including expansion of the boundaries of the overall TCSP area and updated development standards to continue to facilitate planned development throughout the five proposed neighborhoods of the TCSP area; expansion of the boundaries of the existing Arts and Entertainment Overlay District (AEOD) to a new Arts and Entertainment Neighborhood (AEN); and conceptual development plans and Objective Design Standards for Housing Element sites in the southeastern portion of the AEN, pursuant to the densities permitted in the City’s adopted 6th Cycle Housing Element and as allowed under state density bonus law under California Government Code Section 65915 (Project); and

**WHEREAS**, following that workshop, the City proceeded with the public review process, including preparation of an Environmental Impact Report for public review, adopted by separate Resolution of the City Council for this Project; and

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

**WHEREAS**, the Project takes place in the Town Center area of the City, which is bisected east-west by the San Diego River; and

**WHEREAS**, the proposed TCSP area, including its five proposed neighborhoods, is bounded by Mast Boulevard to the north, Magnolia Avenue to the east, Mission Gorge Road to the south, and Mast Park to the west. The AEN is located wholly within the TCSP area, stretching across the San Diego River in the central portion of the TCSP area; and

**WHEREAS**, the proposed updated TCSP is consistent with the guiding principles and vision of the Town Center Specific Plan; and

**WHEREAS**, the proposed updated TCSP is consistent with the Santee General Plan, which expressly anticipates that the Town Center will be governed by a TCSP; and

**WHEREAS**, the proposed updated TCSP would not be detrimental to the public interest health, safety, convenience or welfare of the City; and

**WHEREAS**, California Government Code section 65453 states that a specific plan may be may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body; and

**WHEREAS**, the existing TCSP is a regulatory document adopted by ordinance; and

**WHEREAS**, specific plans adopted by ordinance become a set of zoning regulations that provide specific direction of the type and intensity of uses permitted independently of the Zoning Ordinance set forth in Santee Municipal Code (SMC) Title 13; and

**WHEREAS**, in any instance where the TCSP conflicts with the requirements of the SMC, the TCSP provisions shall take precedence; and

**WHEREAS**, in any instance in where the TCSP is silent on a topic, the requirements of SMC Title 13 remain in effect; and

**WHEREAS**, on February 15, 2025, the Director of the Building and Planning Department published notice of a public hearing on the proposed amendment of the Town Center Specific Plan (TCSPA-2023-0001) to be held on February 26, 2025; and

**WHEREAS**, the City prepared an Environmental Impact Report (EIR), which was released for public review from August 30, 2024, to October 14, 2024, in accordance with the provisions of the California Environmental Quality Act (CEQA); and

**WHEREAS**, on February 26, 2025, the City Council held a duly advertised public hearing; and

**WHEREAS**, the City Council considered the staff report, Final EIR, all recommendations by staff and public testimony.



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

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

**SECTION 1.** The City Council has certified the Final EIR (Resolution No. 016-2025) pursuant to CEQA and adopted Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Project. The City Council hereby incorporates by reference, as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Santee Town Center Specific Plan Project.

**SECTION 2.** The City Council hereby finds that all of the foregoing recitals and the staff report presented herewith are true and correct and are hereby incorporated and adopted as findings of the City Council as if fully set forth herein.

**SECTION 3.** The Project is consistent with the Santee General Plan and Municipal Code for the following reasons:

- The TCSP is a specific plan and would comply with California Government Code Sections 65450 through 65457, which require that a specific plan be consistent with the adopted General Plan for the jurisdiction in which the specific plan area is located.
- Specific plans adopted by ordinance become the applicable zoning that provide specific direction to the type and intensity of uses permitted and may also define design expectations and standards. The TCSP notes that in any instance where the TCSP conflicts with the requirements of the SMC, the TCSP provisions shall take precedence. Where the TCSP is silent on a topic, the requirements of Title 13 of the SMC (Zoning Ordinance) would remain in effect.
- The City's 2021-2029 Housing Element and current Zoning Ordinance allow up to 36 du/ac, and none of the residential densities established by the TCSP would exceed 36 du/ac.
- Development within the Housing Element sites would be consistent with existing zoning and state density bonus law, which could allow heights up to 55 feet, or to a maximum of 85 feet with density bonus.
- Housing Element sites 16A and 16B are near the Santee Trolley Station and Housing Element site 20A and 20B are along Magnolia Avenue, which does include bus services.
- City General Plan Land Use Element Policy 2.2 states that the City should encourage the development of higher density residential developments in areas close to the multi-modal transit station and along major road corridors where transit and other convenience services are available.
- The project would not conflict with Measure N because there are no local legislative actions required for the project that would result in increased densities.
- The General Plan expressly contemplated development in the Town Center to be governed by a TSCP.

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

**SECTION 4.** The Santee Town Center Specific Plan, attached as **Exhibit A**, is hereby approved and adopted. This updated Santee Town Center Specific Plan replaces all prior versions of the TCSP, including all amendments thereto.

**SECTION 5.** Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 6.** This Ordinance shall become effective thirty (30) days after its passage.

**SECTION 7.** The City Clerk is hereby directed to cause the same to be made available to the public as required by law.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California, on the 26<sup>th</sup> day of February 2025, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 12<sup>th</sup> day of March 2025, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

\_\_\_\_\_  
**JAMES JEFFRIES, CITY CLERK**

Attachments: Exhibit A – Town Center Specific Plan

Exhibit A – Town Center Specific Plan attachment is available via the below link:

<https://www.cityofsanteeca.gov/departments/city-clerk/document-central/city-clerk/council-agendas/2025/03-12-2025-item-9-ordinance-attachment-exhibit-a.pdf>

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF SANTEE , CALIFORNIA AMENDING THE GENERAL  
PLAN TO CONFORM TO THE TOWN CENTER SPECIFIC  
PLAN BOUNDARIES AND ZONING**

**WHEREAS**, state law requires the City of Santee (City) to adopt and maintain a general plan that contains certain mandatory elements, including a Land Use Element, describes the City’s long-term goals, and develops policies and programs to achieve those goals; and

**WHEREAS**, the City’s General Plan was originally adopted in 1984 and has been subsequently updated and amended to address changing economic, environmental, social, legal, and other conditions in the City; and

**WHEREAS**, in accordance with Government Code sections 65356(a) and (b) and 65358(a), City Council may amend all or part of an adopted general plan by resolution when in the public interest; and

**WHEREAS**, the City’s Town Center Specific Plan (TCSP), first adopted in 1986 and amended over time, implements the City’s General Plan within its area by establishing a vision of the area and providing tailored land use and development standards applicable to future development and improvements with the specific plan’s boundaries; and;

**WHEREAS**, the City’s General Plan expressly anticipates that the Town Center will be governed by a TCSP and designates the TCSP area in the Land Use Element to guide development in the Town Center; and

**WHEREAS**, on February 26, 2025, City Council approved a Resolution Adopting Environmental Findings Pursuant to CEQA, Certifying the Town Center Specific Plan Final Environmental Impact Report, and Adopting the Mitigation Monitoring and Reporting Program; and

**WHEREAS**, also on February 26, 2025, City Council conducted the first reading of an Ordinance Adopting an Updated Town Center Specific Plan; and

**WHEREAS**, a second reading of an Ordinance Adopting an Updated Town Center Specific Plan (TCSP) is scheduled for March 12, 2025; and

**WHEREAS**, if approved, the TCSP will expand the boundaries of the overall TCSP area and update development standards to continue to facilitate planned development throughout five new proposed neighborhoods in the TCSP area, rezone parcels to the TC designation, expand the boundaries of the prior Arts and Entertainment Overlay District into a new Arts and Entertainment Neighborhood (AEN), adopt Objective Design

Standards for TCSP, and present conceptual development plans for Housing Element sites in the southeastern portion of the AEN, pursuant to the densities permitted in the City's adopted 6th Cycle Housing Element and as allowed under state density bonus law under California Government Code Section 65915 (Project); and

**WHEREAS**, the TCSP will not increase any residential density permitted by law, change, alter or increase the General Plan Residential Land Use categories to intensify use, or change any residential designation to commercial or industrial designation on any property, or visa versa, to intensify use; and

**WHEREAS**, these changes require an update to the Land Use Map included as Figure 1-1 to the General Plan to conform to the TCSP, as illustrated in an updated Land Use Plan attached as **Exhibit A** and incorporated for all purposes; and

**WHEREAS**, all changes contemplated in the TCSP and this Resolution, including the new boundaries and zone designations, will become effective 30 days from the date of their adoptions; and

**WHEREAS**, any additional changes to the General Plan or Santee Municipal Code that may be necessary following implementation of the TCSP will be brought forward for consideration at a later date;

**NOW, THEREFORE**, the City Council of the City of Santee hereby finds, determines, and resolves as follows:

**SECTION 1.** The recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**SECTION 2.** The City Council has adopted a Resolution Adopting Environmental Findings Pursuant to CEQA, Certifying the Town Center Specific Plan Final Environmental Impact Report, and Adopting the Mitigation Monitoring and Reporting Program, which it hereby incorporates by reference, as if fully set forth.

**SECTION 3.** Based upon substantial evidence in the record, City Council makes the following findings in support of this amendment of the General Plan:

- A. It is in the public interest to update the City's General Plan to update Figure 1-1 to reflect the changes to the Town Center reflected in the updated Town Center Specific Plan adopted in Ordinance \_\_\_\_.
- B. The General Plan as amended remains consistent with the requirements of the California Government Code regarding General Plans and the General Plan guidelines in effect as of the date of this Resolution, and the General Plan is internally consistent with all of the objectives, policies, general land uses, programs, and actions of all elements of the General Plan.

- C. The Amendments to the General Plan do not conflict with Measure N because there are no local legislative actions required for any project within the Town Center Specific Plan that would result in increased densities.
- D. The General Plan amendment is in compliance with the provisions of CEQA.

**SECTION 4.** Figure 1-1 attached as Exhibit A is hereby approved and shall become the new Land Use Map illustrated in Figure 1-1 of the General Plan.

**SECTION 6.** The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at City Hall, 10601 N. Magnolia Avenue, Santee, CA 92071. The custodian of the record of proceedings is the Department of Planning and Building.

**SECTION 7.** This Resolution will become effective thirty (30) days after its adoption.

**APPROVED AND ADOPTED** this 12th day of March 2025.

**AYES:  
NOES:  
ABSENT:**

**APPROVED:**

JOHN W. MINTO, MAYOR

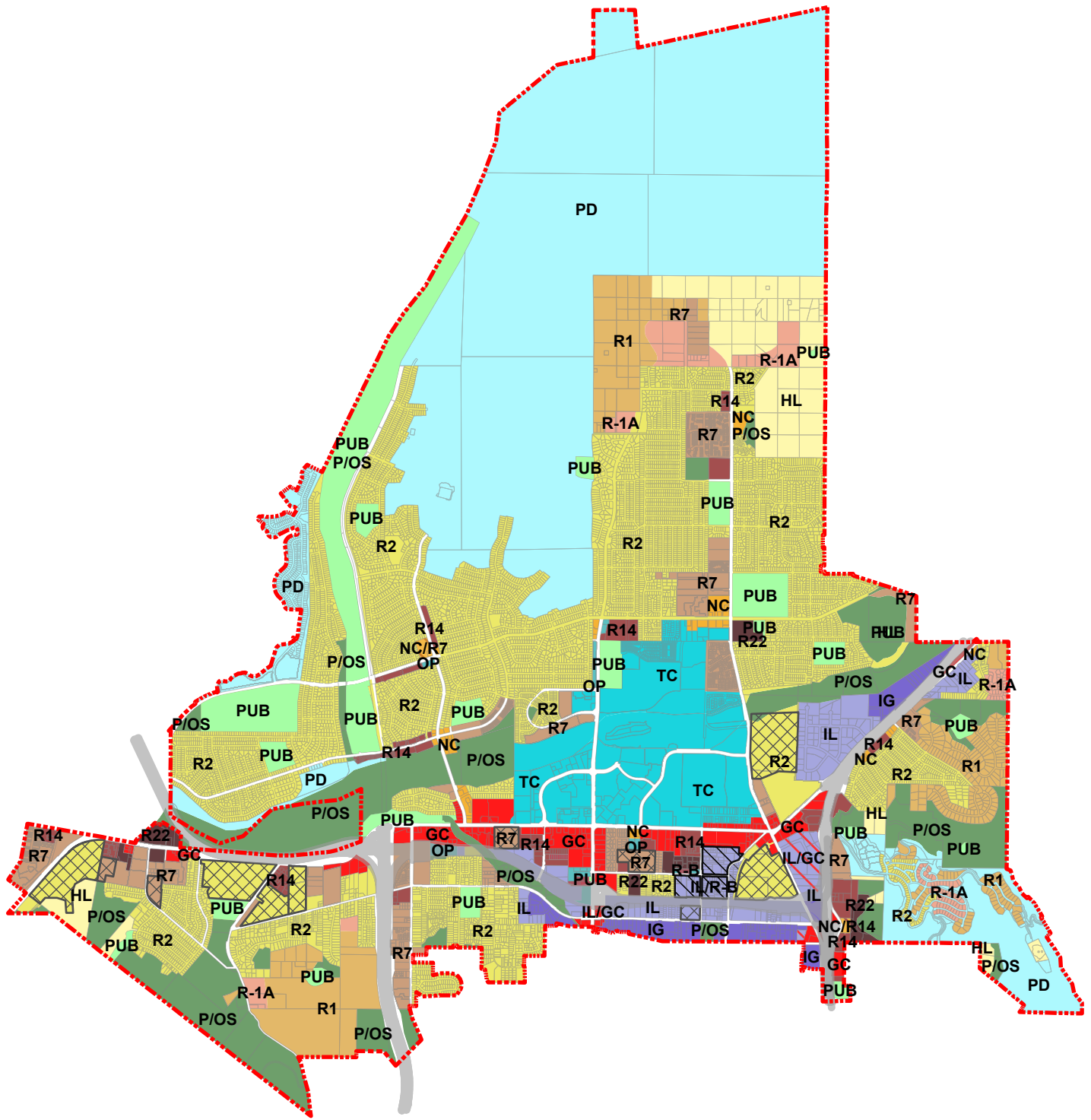
**ATTEST:**

JAMES JEFFRIES, CITY CLERK

**EXHIBIT “A”**

**General Plan Figure 1-1**

[Attached]



- - - - City Limits
- Mobile Home Park Overlay
- GC
- HL
- IG
- IL
- IL/GC
- NC
- NC/R14
- NC/R7
- OP
- P/OS
- PD
- R-1A
- R-B
- R1
- R14
- R2
- R22
- R7
- TC
- IL/R-B
- PUB

**CITY OF SANTEE  
GENERAL PLAN  
LAND USE MAP  
FIGURE 1-1**





**MEETING DATE** March 12, 2025

**ITEM TITLE** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA DETERMINING A WINERY TO BE A PERMITTED USE IN THE INDUSTRIAL DISTRICTS ON THE BASIS OF SIMILARITY TO USES SPECIFICALLY LISTED

**DIRECTOR/DEPARTMENT** Sandi Sawa, AICP, Planning and Building

**SUMMARY**

The City of Santee's (City) zoning code is a permissive zoning code, meaning that only uses expressly listed are allowed and all other uses are prohibited. From time to time, uses not expressly listed may need to be reviewed for consistency with other land uses. Santee Municipal Code (SMC) section 13.04.040 authorizes City Council to make such a use determination.

Currently, wineries and wine tasting rooms are permitted land uses within the Arts and Entertainment Overlay District (SMC section 13.22.070) and the Mixed-Use Overlay District (Table 13.22.060(B)(29)(a)), but are not listed uses in the Light Industrial and General Industrial Districts (Industrial Districts). However, micro-breweries, with or without a tasting room and/or food services, are listed as permitted uses in Industrial Districts (SMC Table 13.14.030(A)).

SMC section 13.04.140 defines a micro-brewery as "a small-scale brewery operation that produces less than 15,000 barrels of beer per year, with on-site and/or off-site consumption, and with or without a pub or restaurant, as licensed by the California Department of Alcoholic Beverage Control." The Planning and Building Director has determined that the proposed use meets and conforms to the applicable goals and objectives of the General Plan as well as the purpose of each of the Industrial Districts and determined that a winery is sufficiently similar to listed Industrial District uses, such as a micro-brewery.

This item asks City Council to find that (1) a winery is of a similar intensity to a micro-brewery in the Industrial Districts; (2) the use meets the purpose and intent of the Industrial Districts; and (3) the use meets and conforms to the applicable goals and objectives of the General Plan and to determine that a winery is a permitted use in the Industrial Districts.

**FINANCIAL STATEMENT** *JK*

The proposed Amendment has no direct financial impact on the City budget.

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION**

Staff recommends that City Council adopt the Resolution

**ATTACHMENT**

Resolution



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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA  
DETERMINING A WINERY TO BE A PERMITTED USE IN THE INDUSTRIAL  
DISTRICTS ON THE BASIS OF SIMILARITY TO USES SPECIFICALLY LISTED**

**WHEREAS**, land uses not expressly listed in Title 13 of the Santee Municipal Code (SMC) are prohibited; and

**WHEREAS**, in order to ensure that the zoning ordinance regulations permit similar uses in each district, SMC section 13.04.040 authorizes City Council to determine that a use not specifically listed as a permitted use in any district may be deemed a permitted use or conditional use on the basis of similarity to uses that are specifically permitted; and

**WHEREAS**, wineries and wine-tasting rooms are listed as permitted land uses within the Arts and Entertainment Overlay District in SMC section 13.22.070, but are not listed uses in the Light Industrial and General Industrial Districts (Industrial Districts) within Table 13.14.030(A); and

**WHEREAS**, a winery is also listed as a permitted use, along with a cocktail lounge, bar, and tavern, in the Mixed-Use Overlay District in Table 13.22.060(B)(29)(a); and

**WHEREAS**, micro-breweries, with or without a tasting room and/or food service, are listed as permitted land uses within the Industrial Districts in SMC Table 13.14.030(A)(20); and

**WHEREAS**, SMC section 13.04.140 defines a micro-brewery as “a small-scale brewery operation that produces less than 15,000 barrels of beer per year, with on-site and/or off-site consumption, and with or without a pub or restaurant, as licensed by the California Department of Alcoholic Beverage Control”; and

**WHEREAS**, a request for a determination of similar uses has been received pursuant to SMC section 13.04.040(B) to determine that a winery is sufficiently similar to a micro-brewery in Industrial Districts; and

**WHEREAS**, the Planning and Building Director has determined that the proposed use meets and conforms to the applicable goals and objectives of the General Plan as well as the purpose of each of the Industrial Districts and determined that the proposed use is sufficiently similar to listed uses and should be a permitted use in the Industrial Districts; and

**WHEREAS**, City Council shall base its decision upon findings that (1) the use in question is of a similar intensity to other permitted uses in the Industrial Districts; (2) the use in question meets the purpose and intent of the Districts in which it is proposed; and (3) the use in question meets and conforms to the applicable goals and objectives of the General Plan; and

**WHEREAS**, if approved, this resolution shall be effective ten (10) calendar days after the date of decision.

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

**NOW, THEREFORE,** the City Council of the City of Santee hereby finds, determines, and resolves as follows:

**SECTION 1.** The recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**SECTION 2.** Based upon substantial evidence in the record, City Council makes the following findings in support of a determination of similar use:

- A. The use in question is of a similar intensity to other permitted uses in the Industrial Districts; and
- B. The use in question meets the purpose and intent of the Industrial Districts in which it is proposed; and
- C. The use in question meets and conforms to the applicable goals and objectives of the General Plan.

**SECTION 3.** It is hereby determined that a winery is a permitted use in the Industrial Districts on the basis of similarity to uses specifically listed.

**SECTION 4.** The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at City Hall, 10601 N. Magnolia Avenue, Santee, CA 92071. The custodian of the record of proceedings is the Department of Planning and Building.

**SECTION 5.** This Resolution will become effective ten (10) calendar days after its adoption.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 12th day of March 2025 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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

**ATTEST:**

\_\_\_\_\_  
**JAMES JEFFRIES, CITY CLERK**

**MEETING DATE** March 12, 2025

**ITEM TITLE** REPORT SUMMARIZING THE OUTCOME OF THE SANTEE CITY COUNCIL RETREAT WORKSHOP HELD ON FEBRUARY 27, 2025, INCLUDING PRIORITIES AND NEW FUNDING DIRECTION, AND A RESOLUTION AUTHORIZING THE APPROPRIATION OF FUNDING FOR THE MULTIPLE SPECIES CONSERVATION PLAN, SUBAREA PLAN

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

**SUMMARY**

A City Council workshop was held to review the status of two-year priorities established by the Council on January 30, 2023, as well as previous years, and to consider establishing new priorities and focus funding directions to complete outstanding priorities. In 2023, ten priorities and three action items were identified. At the Retreat Workshop, an update was provided to the Council on the status of each priority and action item. All action items have been completed. Every priority has seen significant work completed, and a status report was provided to update the report included in the Fiscal Year 2024/25 Operating Budget, as the city's budget is focused to complete and take action on Council priorities. Many of the priorities were long-term items, such as continued focus on infrastructure and services, homeless resolutions in the San Diego Riverbed, annexation issues related to properties surrounding Santee.

The Retreat followed a presentation on the Mid-Year Budget Report at the February 26 City Council meeting. At that meeting, the Council determined to hold any funding direction until the Retreat Workshop, when they would have more time to discuss and debate use of funds in relation to their priorities. After hearing about current priorities at the Retreat, the Council also focused on previous long-range priorities such as the Community Center and funding requests from the Mid-Year Budget Report. The Council requested reorganization options for city departments and new technology or software support that could improve communication and streamline city operations.

Following significant discussion, the Council chose to remain focused on the current priorities and operational changes, as well as funding to support completing the Community Center and Multi Species Conservation Plan (MSCP or Subarea Plan). Both have been in progress for several years and currently lack the funding to complete. Further details are outlined in the attached Staff Report.

**FINANCIAL STATEMENT** *HS*

The City Council directed staff to provide funding of \$112,500 from the General Fund Reserve to cover remaining work necessary to complete the MSCP.

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

**RECOMMENDATION**

1. Receive report and affirm priority direction; and
2. Adopt the Resolution Approving an appropriation of \$112,500 from the General Fund Reserve to use toward the finalization of the Multiple Species Conservation Plan (MSCP).

**ATTACHMENT**

Staff Report  
Resolution



## STAFF REPORT

The City Council held a Retreat Workshop on February 27 to discuss current two-year priorities established on January 30, 2023, consider previous long-term priority status, and consider funding for priorities and Mid-Year Budget requests.

Fiscal Years 2023/24 and 2024/25 Priority Status:

### **1. Focus on Fire Station Facilities and Services:**

Building and site plans are underway for a new permanent Fire Station 20 at the Operations Yard on the south end of the city. Construction of a temporary station at this location is already underway. A feasibility study has been approved for a new temporary station located in the ballfield at Woodglen Vista Park, with the potential of a permanent station at this site in the future. Several service-level changes have also occurred, including new vehicles, EMT staffing, and BLS ambulance services expanded. The implementation of these plans will continue into the next fiscal year.

Timeline Milestones:

Ops Yard Temporary Living Quarters completed by May 1, Apparatus Bay by September 1, 2025.

Final design approval for permanent Station 20 – Currently 95% complete with 100% completion anticipated by May 1, 2025.

Feasibility study completed for Temporary Station 28 – Anticipate legal opinion on use restrictions for the park completed by April 1, 2025. Anticipated completion of feasibility study by May 1, 2025.

City to consider 2026 funding measure. Schedule to be developed.

### **2. Consider development of West Hills Parkway and surrounding parcels:**

A workshop was held with the Council to discuss these parcels and their future impact on and with the city. At the Retreat Workshop, Council determined that they would like to collaborate with the property owner of one parcel to ensure future development would be consistent with Santee Development Standards. The city will monitor other parcels in the area for consideration of any action if future development is proposed.

Timeline Milestones:

Meeting with property owner applicant March 27.

Staff and City Attorney to develop annexation process timeline.

## STAFF REPORT

### **3. Continue to focus on expanded road paving and other infrastructure improvements:**

The city achieved the annual funding level recommended to meet the goal of a 70% Pavement Condition Index (PCI). The Council has approved the necessary funding for fiscal year 2025/26. Additional funding will need to be considered to continue the same amount of paving support in future fiscal years. A new Pavement Management Report will be budgeted for in the coming year, as well.

Timeline Milestones:

Funding for Fiscal Year 2025/26 has already been approved.

Next Pavement Management Report RFP is scheduled to be out in March 2024 with contract award anticipated in May 2024. The completed report is expected by December 2025 with a presentation planned for City Council in January 2026 as part of the Pavement Management Workshop.

Contracts for pavement projects are scheduled for award in May for the Citywide Slurry Seal and Roadway Maintenance Program and in June for the Citywide Pavement Repair and Rehabilitation Program.

### **4. Expand and diversify economic development opportunities through the Arts & Entertainment District and cannabis implementation:**

The Town Center Specific Plan, (TCSP) was approved on first reading on February 26, 2025. Second reading of the project documents is scheduled for March 12. The TCSP includes the former Arts & Entertainment District, as well as a plan for increasing tourism, new business and job growth, market rate and affordable housing, as well as integration with the San Diego River, and future infrastructure and mobility options. Cannabis applications are in review according to the phased city approach. Plans for Council consideration of applicants for local dispensaries is planned for early July.

Timeline Milestones:

Town Center Specific Plan first reading approval February 26, 2025. Second reading March 12. Project options will be included in the CIP Budget.

Cannabis Subcommittee meeting on March 24.

Staff tentatively scheduled to complete Phase 2 by end of March.

Phase 3 tentatively scheduled to be completed by end of May.

Council to review and determine licenses pursuant to Phase 4 tentatively scheduled during the first week of July 2025.

## STAFF REPORT

### **5. Implement an automated permit system and other managed information system enhancement, such as a website redesign and a future financial software upgrade:**

The Energov automated permit system has been implemented. But support systems are needed and will be put in place through budget actions. The city website has been redesigned with a new app. Financial software will be moved forward in next fiscal year.

Timeline Milestones:

Energov implemented. Support will be considered through the IT budget in FY 2025/26.

Website redesigned with a new app. New communication strategic plan to City Manager in June 2025.

Financial software bid template complete on June 30.

### **6. Continue to focus on positive resolutions to homelessness and risk reduction, especially in the San Diego River Corridor:**

New staff position hired in April 2024 to coordinate encampment clean-ups and work with resource providers. The City also appropriated \$100,000 from the American Rescue Plan Act (ARPA) to secure an encampment clean-up purveyor to assist with encampment clean-ups. Over 120 encampments cleared in the riverbed since January 2024. Coordination with the County of San Diego and Caltrans occurs on a regular basis and with other resources through monthly meetings of the Homeless Working Group and the Encampment Clean-Up Collaboration Group, which is a more targeted group comprised of the County of San Diego Public Works Department/Office of Homeless Solutions, Caltrans, and the River Park Foundation. Prosecutions have occurred due to the city's River Ordinance. The San Diego River Park Foundation's most recent census shows a 59% drop in homeless in the river in Santee, down to 46 persons from 112.

Timeline Milestones:

Continue to fund for both a staff position and to secure an encampment clean-up purveyor to focus on this issue in Fiscal Year 2025/26.

Fund the City Attorney budget to pursue appropriate prosecutions as needed.

## STAFF REPORT

### **7. Explore options for an improved trailhead to Mission Trails Regional Park, along with other renovations to Big Rock Park:**

Improvements to the restrooms, gazebos, pergolas, pickleball courts, and other general areas at Big Rock Park have been completed. Coordination with the wildlife agencies (if the Subarea Plan hasn't been approved), environmental analysis (including surveys), and an operations and maintenance agreement with the County of San Diego are required. The trailhead requires support from other government agencies that have not been fully supportive, although staff have gained support from various required committees. Council determined to hold on this priority but not dedicate staff efforts to pursue until other local agencies are willing to partner on the project.

Timeline Milestones:

Repairs and improvements have been completed to Big Rock Park as budgeted. City funding will need to be identified to conduct survey analysis, as the area identified for the project is flagged as sensitive habitat.

### **8. Enhance and implement safety on city trails:**

Both the Santee Fire Department and the Santee Station of the San Diego County Sheriff's Department now own Polaris-style offroad vehicles that can access the trails to improve public safety. Cameras have been installed on a pilot program at Town Center Community Park East. Negotiations are ongoing to investigate alternate locations and programs to operate cameras through the Sheriff's Department. Council also requested staff review maintenance standards of trail surfaces.

Timeline Milestones:

Determine camera options to consider in next fiscal year's budget by May 1.

Ensure that new park operations practices also include review of trail maintenance standards by June 30.

### **9. Continue to reduce the CalPERS unfunded liability where possible:**

This annual payment was made each of the covered years. Council would like to continue this priority in the future.

Timeline Milestones:

Payments made in the past four years based on Council priorities.

Payment to be budgeted and made in next Fiscal Year, 2025/26.



## STAFF REPORT

### **10. Complete a Development Impact Fee (DIF) study and a Cost Allocation/User Fee study:**

Timeline Milestones:

DIF Fee study completed and new fees approved on January 8, 2025. New fees effective March 10, 2025.

Cost Allocation/User Fee Study RFP out by September 1.

The City Council also requested three items be completed immediately in 2023: Expansion of the Hometown Heroes Banner Program, implementation of a Grants position, and focus on affordable housing were completed.

#### **Focus on Long-Term Priority Completion:**

At the February 27 Retreat Workshop, the City Council also focused on the long-term project of completing construction of a Community Center as soon as possible.

Timeline Milestones:

Council Subcommittee meeting set for March 24.

Present an advance funding package for the Community Center at the April 9 City Council meeting. A portion of the funding package will include an amount from the General Fund to complete the project. These funds will be repaid to the as Development Impact Fees as they are collected in the future.

Completion of the MSCP Subarea Plan, which has been a focus of staff and consultant efforts for decades, was a long-term priority and a Mid-Year Budget funding request. The Council agreed to fund the remaining amount of \$112,500 to complete the project in 2025.

#### **Other Focus Areas:**

The City Council also requested options be presented for reorganization of the city staffing structure to be considered with implementation of the next operating budget. Additionally, Council prioritized new software technology for a Project Tracking System and a Customer Response Management System to allow for consistent and streamlined communications. Timeline Milestones for these items will be established with a Council subcommittee and then shared with the full Council.

RESOLUTION NO. \_\_\_\_\_-2025

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
AUTHORIZING THE APPROPRIATION OF \$112,500 TO THE FY 2024-25 PLANNING  
OPERATING BUDGET FROM THE CITY'S GENERAL FUND RESERVE FOR LEGAL  
SERVICES RELATED TO THE MULTIPLE SPECIES CONSERVATION PLAN  
(MSCP) SUBAREA PLAN**

**WHEREAS**, the City of Santee is in need of legal services to assist with the finalization of the Subarea Plan, the Environmental Impact Report (EIR) and Implementing Agreement; and

**WHEREAS**, it has been determined that an additional appropriation of \$112,500 is needed to fund the legal services to ensure compliance with local, state and federal laws and proper integration of these laws with the City's planning processes and MSCP Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Santee, California, does hereby find, determine and declare as follows:

**Section 1:** Authorize the appropriation of \$112,500 from the General Fund Reserve to the Planning FY 2024-25 Operating Budget for legal services related to the finalization of the Subarea Plan, the EIR and Implementing Agreement.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 12<sup>th</sup> day of March 2025, by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

---

**JOHN W. MINTO, MAYOR**

**ATTEST:**

---

**JAMES JEFFRIES, CITY CLERK**